



Vanguard-Fine, LLC

Commercial Real Estate Professionals
www.vanguardfine.com

FOR SALE

26 Kelton Ave
Schenectady, NY 12304



26 Kelton Ave

GREAT OPPORTUNITY TO PURCHASE EXISTING BEVERAGE BUSINESS. LICENSE INCLUDED. ATTRACTIVE REVENUE! LOTTO, ATM, IN STORE SALES, REDEMPTION BUSINESS, REAL ESTATE INCLUDED. INVENTORY INCLUDED AT COST!!

This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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|---|--|----------------------------------|-----------------------------------|-----------------------------------|
| SPACE: RETAIL OFFICE Beverage Center | AVAILABILITY: 9,395 Total Square Feet 7,066 SqFt Warehouse 2,329 SqFt Office | | | |
| DETAILS: For Sale: \$385,000.00 Traffic: +/- VPD | Population: HHI: | 1mi 26,402 \$38,606 | 3mi 104,876 \$59,439 | 5mi 149,304 \$68,365 |

Steven Lerner
518-862-0861 ext. 204
518-577-8005cell
slerner@vanguardfine.com

1529 Western Ave., Albany, New York 12203



MLS#
201701247

David Welcome
518-862-0861 ext. 208
518-813-6879
dwelcome@vanguardfine.com

