

FOR SALE

156 CHURCH STREET

Amsterdam, NY 12010

Excellent Business Opportunity



PROPERTY HIGHLIGHTS

- Excellent business opportunity – existing wholesale candy & tobacco distributor
- 4 trucks
- Wise Potato Chips distributor
- 6,200± SF
- 1.4± Acres

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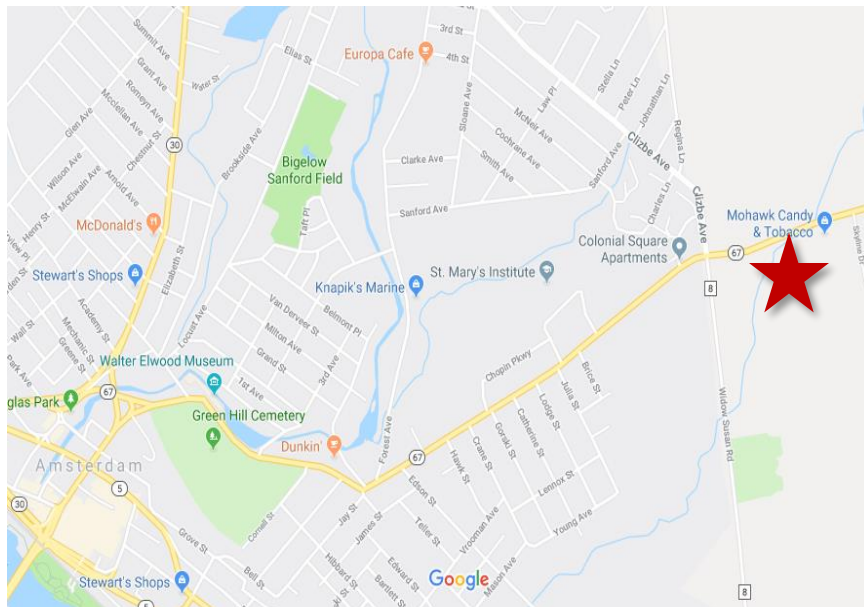
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Pyramid Brokerage
Company

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AERIAL/LOCATION MAP



Approximate plot lines; subject to survey verification



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SITE INFORMATION

LOCATION

County:	Montgomery
Municipality:	Amsterdam
Cross Street:	Clizbe Avenue (Rt. 8)

ASSESSMENTS & ZONING

Zoning:	B1
RE Taxes (est):	\$9,000

PROPERTY SUMMARY

Property Type:	Industrial
Land Use:	Industrial/ Warehouse
Square Feet:	6,200± SF
Tax ID:	272089 40 – 1 -15
Acres:	1.4±

BUILDING CHARACTERISTICS

Building Class:	B
Year Built:	Circa 1950
Construction	Block
Roof Type:	Shingle

BUILDING CHARACTERISTICS (cont'd)

Type:	Industrial/ Warehouse
Total Building SF:	6,200± SF
Stories:	1
Elevators:	0
Fire Sprinkler:	N/A
Office SF	600± SF
Office Height:	8'
Warehouse SF	5,400± SF
Warehouse Height:	9'
Loading Docks:	N/A
At-Grade Doors:	N/A
Parking Spaces:	N/A

AMENITIES

Water	Well
Sewer	Septic
Gas Type	GHA
Gas Supplier:	National Grid
Electricity:	N/A



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DEMOGRAPHICS

2018 Demographic & Income Summary

	1 Mile	3 Miles	5 Miles
Population	11,922	22,069	27,500
Average Household Size	2.40	2.37	2.38
Median Age	34.9	39.5	41.5
Median Household Income	\$37,046	\$44,735	\$47,932
Average Household Income	\$50,445	\$59,181	\$62,423

2018 Business Summary

	1 Mile	3 Miles	5 Miles
Total Businesses	355	812	962
Total Employees	4,027	12,893	14,834
Total Residential Population	11,922	22,069	27,500
Employee/ Residential Population Ratio	34	58	54



CUSHMAN &
WAKEFIELD



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