

**23,200± SF BUILDING
FOR SALE OR LEASE**


EXCELLENT OPPORTUNITY FOR BUSINESS DEVELOPMENT, RETAIL, WAREHOUSE OR OFFICE.

Property Description

Currently operating bowling alley with bar and restaurant. Located on busy State Highway 30 in the Town of Amsterdam, near large fast growing retail corridor.

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 1,188 | 3,447 | 8,188 |
| Households | 490 | 9,844 | 11,779 |
| Average Income | \$92,027 | \$61,395 | \$79,495 |
| Daytime Employees | 4,384 | 12,348 | 17,089 |

Source: ESRI 2019

Traffic Counts

Perth Rd. & Wallins Corners Rd. 17,863 AADT

Source: NYS Traffic Viewer

Highlights

- 1.9± acres
- Tax ID: 24.16-1-12.2
- Built in 1950
- Commercial zoning
- Concrete construction
- Forced hot air heat
- Municipal water & sewer
- Estimated 2018 taxes: \$25,480.00

For more information, please contact:

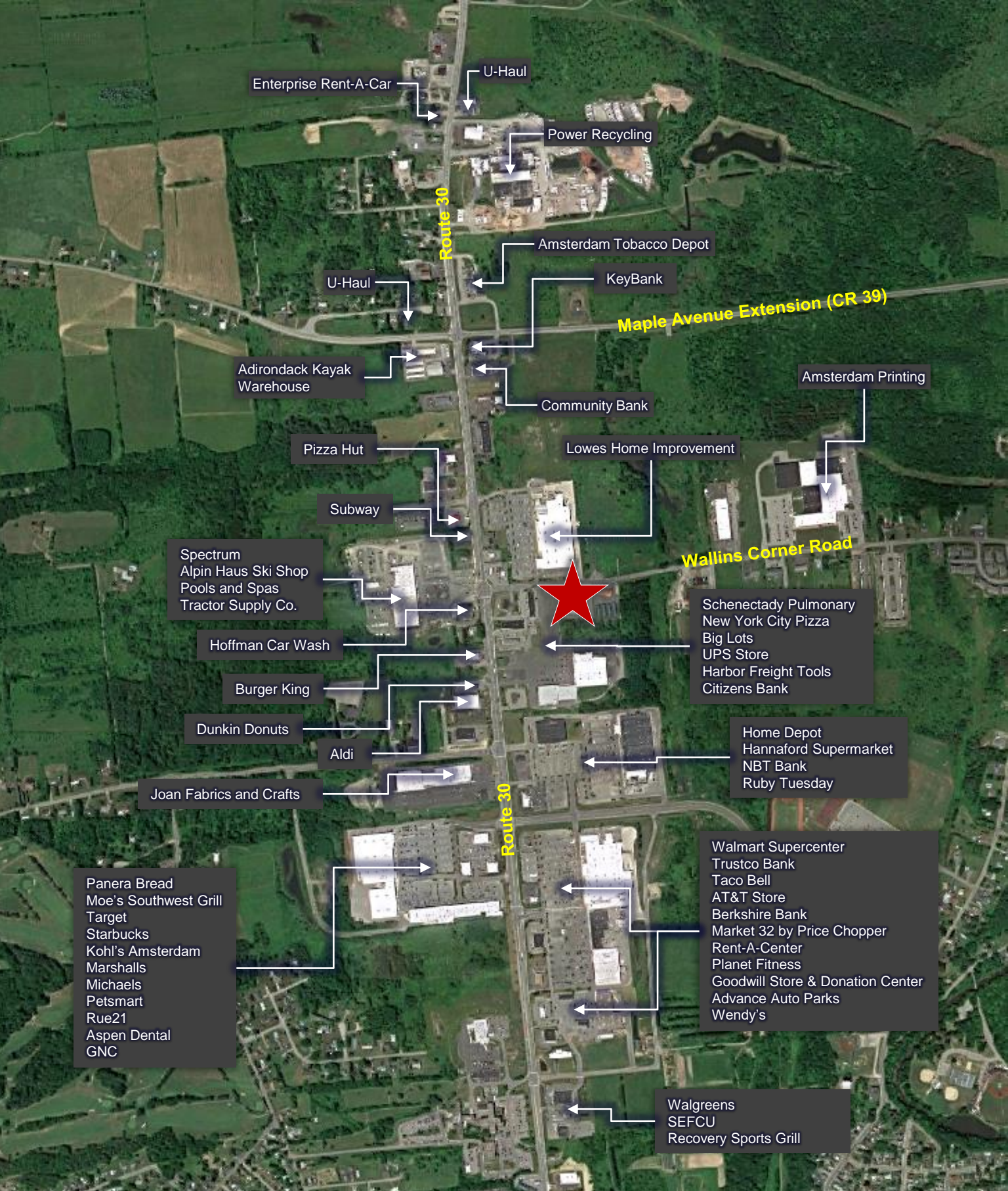
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Approximate plot lines; subject to survey verification

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