



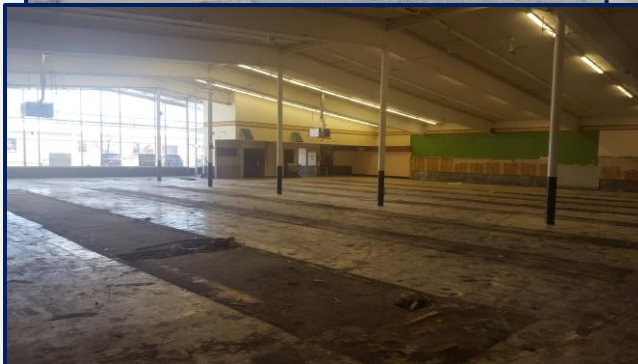
Vanguard-Fine, LLC

Commercial Real Estate Professionals
www.vanguardfine.com

FOR SALE/FORLEASE

**76 Cooper Street
Glens Falls, NY 12801**

76 COOPER STREET



Commercial Building on just over 2 acres of land in the densely populated Dix Avenue section of Glens Falls. Former Neighborhood Grocery Store. Building is in great shape.

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

SPACE:

Retail, Restaurant, Medical, Office, Finance Co., Service Retail

AVAILABILITY:

19,500 Square Feet
2 Acres of Land

DETAILS:

For Sale: \$1,350,000.00
For Lease: \$7.00 PSF/YR

	3mi	5mi	10mi
Population:	38,627	67,978	87,601
HHI:	\$56,697	\$60,978	\$71,000

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