



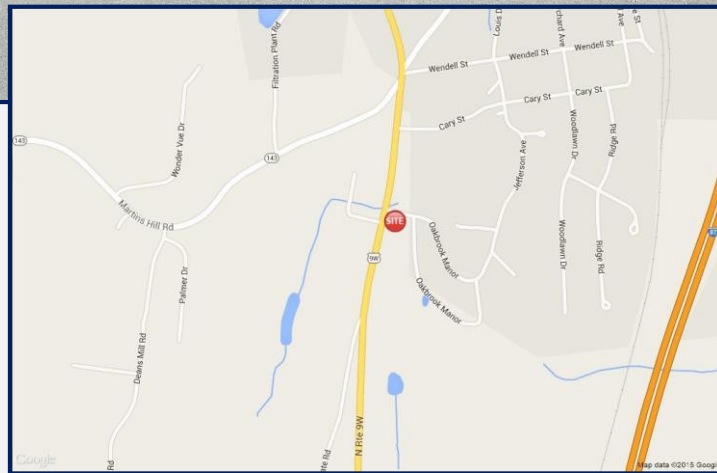
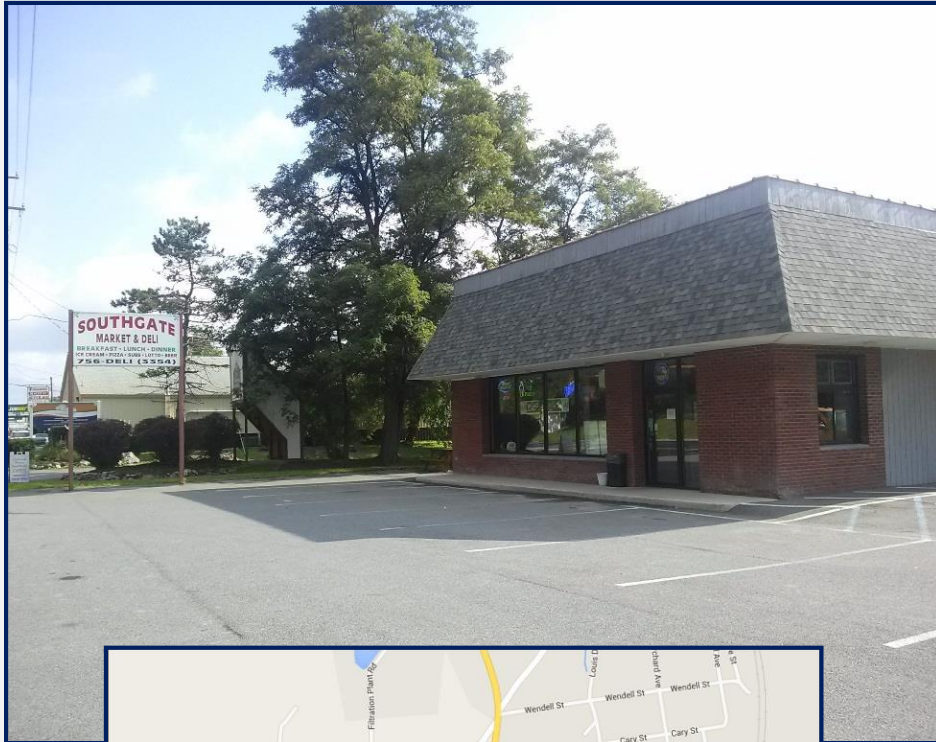
Vanguard-Fine, LLC

Commercial Real Estate Professionals
www.vanguardfine.com

FOR SALE

2510 Route 9W
Ravena, NY 12143

2510 ROUTE 9W



This 2,911 +/- SF building is currently operating as a Deli, or can be modified to retail, office or medical. Also has the ability to build and additional 5,000 +/- SF building. Owner would lease the building or do a ground lease.

SPACE: 1 ACRE WITH 200' OF FRONTAGE	AVAILABILITY: FOR SALE \$625,000.00												
DETAILS: FREE STANDING BUILDING: 2,911 SF TRAFFIC: 7,017+/- VPD	<table border="1"> <tr> <td></td> <td>3mi</td> <td>5mi</td> <td>10mi</td> </tr> <tr> <td>Population:</td> <td>3,192</td> <td>6,717</td> <td>10,523</td> </tr> <tr> <td>HH:</td> <td>\$55,59</td> <td>\$60,960</td> <td>\$61,906</td> </tr> </table>		3mi	5mi	10mi	Population:	3,192	6,717	10,523	HH:	\$55,59	\$60,960	\$61,906
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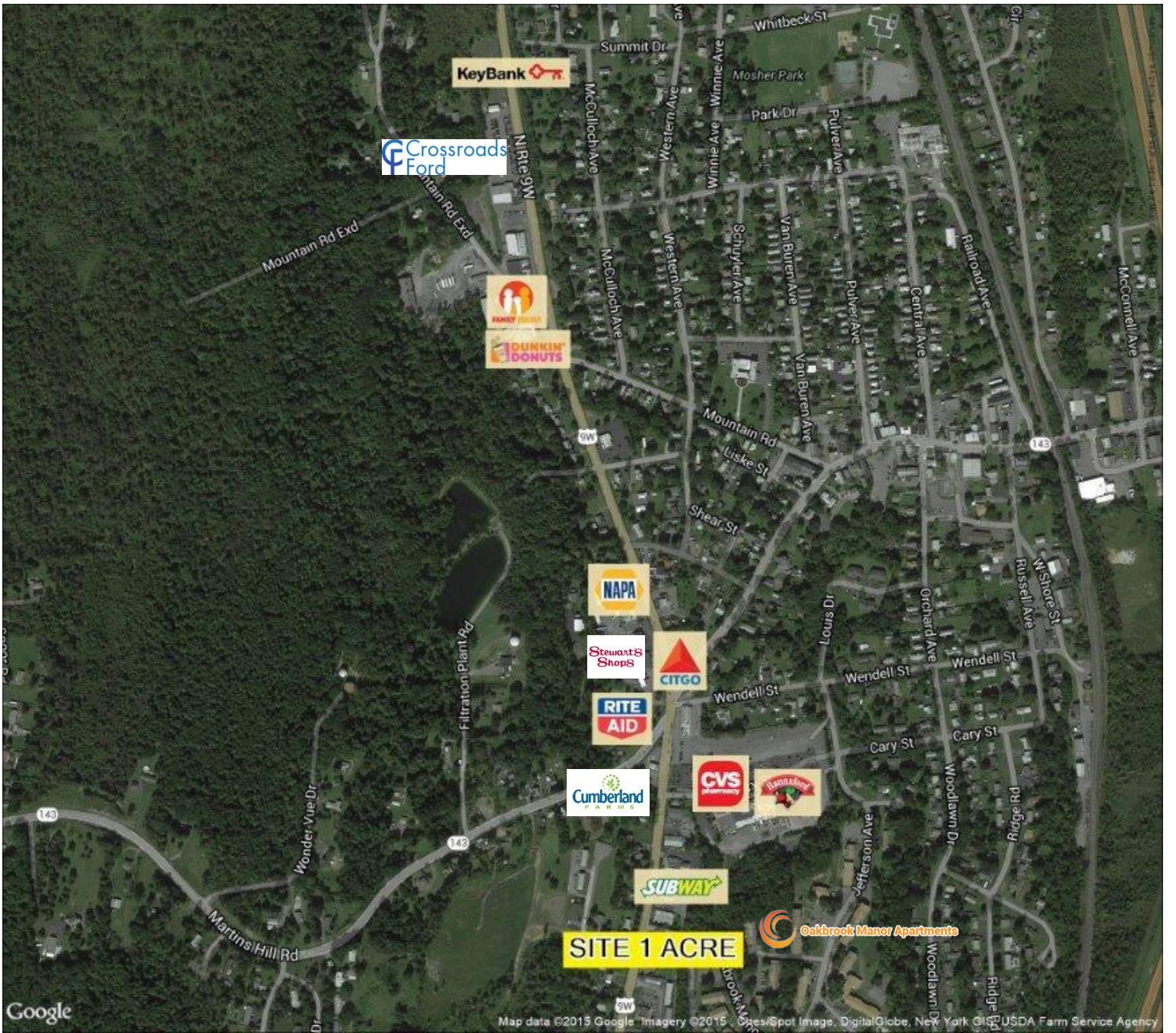
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant.

David Welcome
518-862-0861 ext. 206
518-813-6879 cell
dwelcome@vanguardfine.com

1529 Western Ave., Albany, New York 12203
Phone: 518-862-0861 Fax: 518-867-3082



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