

Hamilton Square



SEFCU

FOR SALE - ~~\$799,000~~ \$695,000

+/-3.2 ACRES - REDEVELOPMENT

+/-40,786 CARS/DAY

2123 WESTERN AVENUE
GUILDERLAND, NEW YORK

40,786 AADT '15

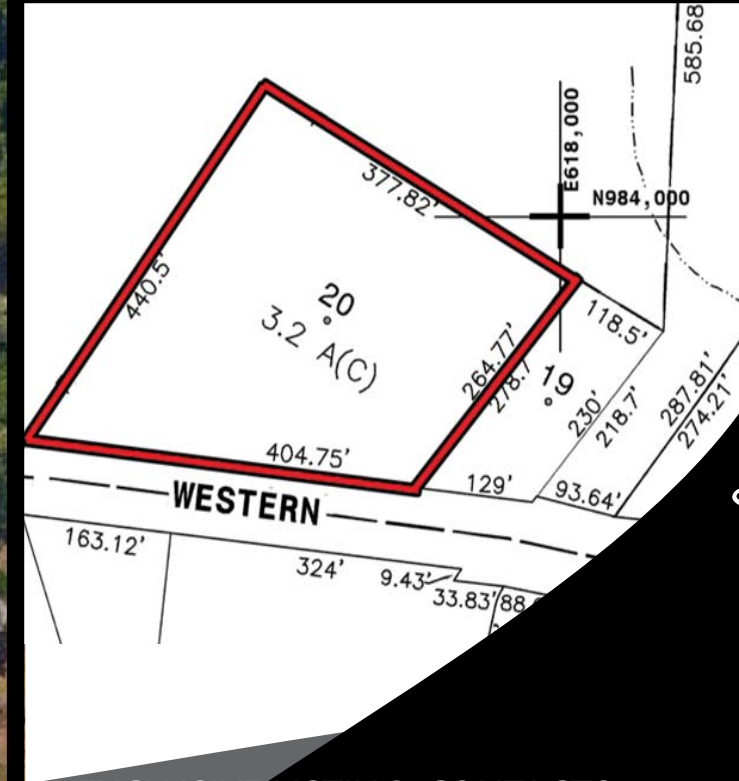


Western Ave

+/-404'

+/-3.2 Acres

SITE



MEMBER OF:



1828 WESTERN AVE., ALBANY, NY 12203
www.ikonrealtygroup.com

EXCLUSIVE LISTING CONTACTS

Bruce V. Ginsburg
Licensed Real Estate Broker
bginsburg@ikonrealtygroup.com
(518)456-5440 ext. 11

Peter J. VanBortel
NYS Licensed Associate Real Estate Broker
pvanbortel@ikonrealtygroup.com
(518)456-5440 ext. 17

All information furnished regarding properties for sale or lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, prior sale, lease or withdrawal without notice.

SITE INFORMATION

Address: 2123 Western Avenue, Guilderland, NY

Price: - For Sale at ~~\$799,000~~ \$695,000.

- Call for leasing details.

Taxes: \$16,567 combined estimate for 2017.

Lot Size: +/-3.2 ACRES

Building: +/-2,587 SF two-story commercial building

- Two-story home also on site.

Zoning: - Business Non-Retail Professional

- Call for additional zoning details

Traffic Counts: 40,786 cars/day on Western Avenue

Frontage: +/-404' of road frontage along Western Ave.

Access: Direct access to Western Avenue. Possible assemblage opportunity with adjacent parcel to provide traffic light access (subject to governmental approvals and offsite work).

Details: An excellent redevelopment opportunity in the desirable Guilderland area. The site boasts some of the highest traffic counts in the entire Capital Region. Located across the street from SEFCU and Hamilton Square, anchored by Market 32 and Vent Fitness and co-tenancy with Starbucks, M&T Bank, Citizens Bank, Recovery Room and Jimmy John's, just to name a few.

The existing commercial building on site is an excellent location for a doctor, dentist, attorney, therapist, salon, day care, photographer, dance studio, realtor, and/or any licensed professional.

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DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
General Population Statistics	5,625	23,438	86,962
Average Household Income Statistics	\$96,793	\$110,392	\$94,978
Median Age Statistics	38.7	42.8	41.5
Daytime Population (Employees) Statistics	2,333	24,796	88,662
Daytime Population (Establishments) Statistics	240	1,792	5,414

