



Vanguard-Fine, LLC

Commercial Real Estate Professionals
www.vanguardfine.com

For Sale

**2298-2314 Western Ave.
Guilderland, NY 12804**

2314-2298 Western Ave



Fantastic 13 Acre property located in the heart of Guilderland, NY For Sale. This corner lot has 1,000 Feet of road frontage on Western Ave and would make a great redevelopment for Senior or multi Housing community. For more information please contact the Listing Brokers.

SPACE: Land	AVAILABILITY: 13 acres of land		
DETAILS:			
For Sale \$1,500,000.00	Population:	1mi 1,885	3mi 24,261
	HHI:	\$72,919	5mi 76,800 \$82,213

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

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40,786 WPD