

# 134 NORTH GREENBUSH ROAD

North Greenbush, NY 12180

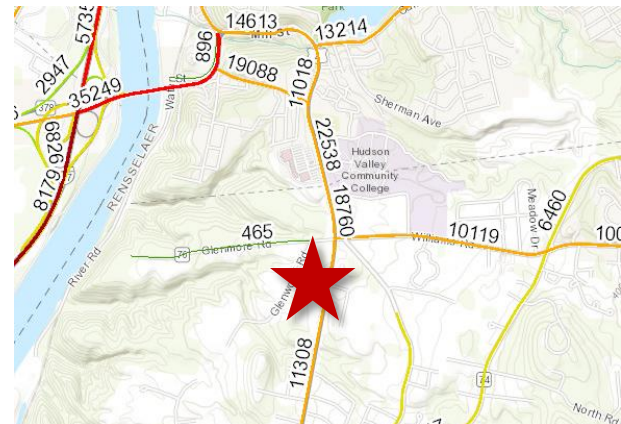
25,316± SF Building

FOR LEASE OR SALE



## PROPERTY HIGHLIGHTS

- Brewery / restaurant, day care, office / warehouse or retail.
- Great redevelopment opportunity on Rt. 4 (North Greenbush Rd.)
- 2.22± Acres
- 150 ± parking spaces
- 1 elevator
- Municipal water and sewer
- Close proximity to I-90 & I-787; 0.4 miles to HVCC, minutes to Albany & Troy
- Adjacent building generates \$2,000 / month rental income



Traffic Counts (AADT)

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## PROPERTY PHOTOS



## AMENITIES

- Built circa 1979
- Masonry Construction
- Ansel System Sprinkler System
- Flat Roof
- Gas Heat
- Central AC
- Commercial Mixed Use Zoning



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## AERIAL/LOCATION MAP



Approximate plot lines; subject to survey verification

## Demographics

	1 Mile	2 Mile	3 Mile
Population	4,063	53,889	157,876
Households	1,749	22,421	66,696
Median Household Income	\$53,941	\$54,321	\$48,136

Source: ESRI 2019



Spacious Rooms Available

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