

# SALE

9 TOWER RD. GLENVILLE, NY 12302

9 Tower Rd Glenville, NY 12302



## PROPERTY DESCRIPTION

For sale

## PROPERTY HIGHLIGHTS

- Great opportunity to own a +/- 14,600 SF industrial building with 30 ton crane and 40ft ceiling height. Super clean building built in 2018 with room for 5,000 SF of expansion. Warehouse is 12,600 Sf and offices are 2,000 SF. Loading dock and drive in door for easy access. Current property and school tax partially exempt.

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	2.51 Acres
Building Size:	14,600 SF
Zoning:	CON
APN:	422289 22.-1-10.714

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	250	1,458
Total Population	153	575	3,364
Average HH Income	\$110,752	\$107,809	\$110,121

William E Fitzgerald  
518 361 6457



COLDWELL BANKER  
**COMMERCIAL**  
PRIME PROPERTIES, INC.

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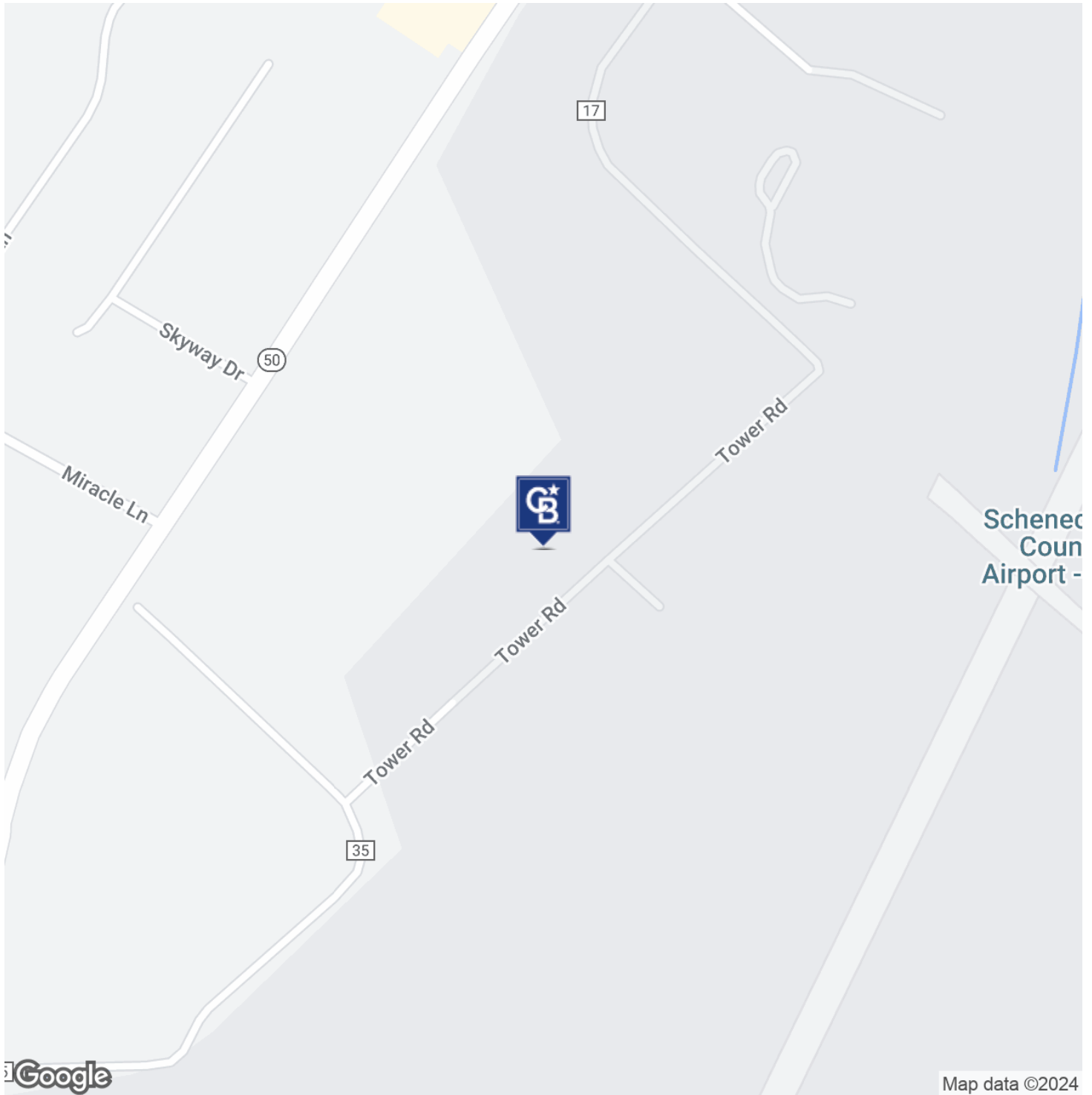


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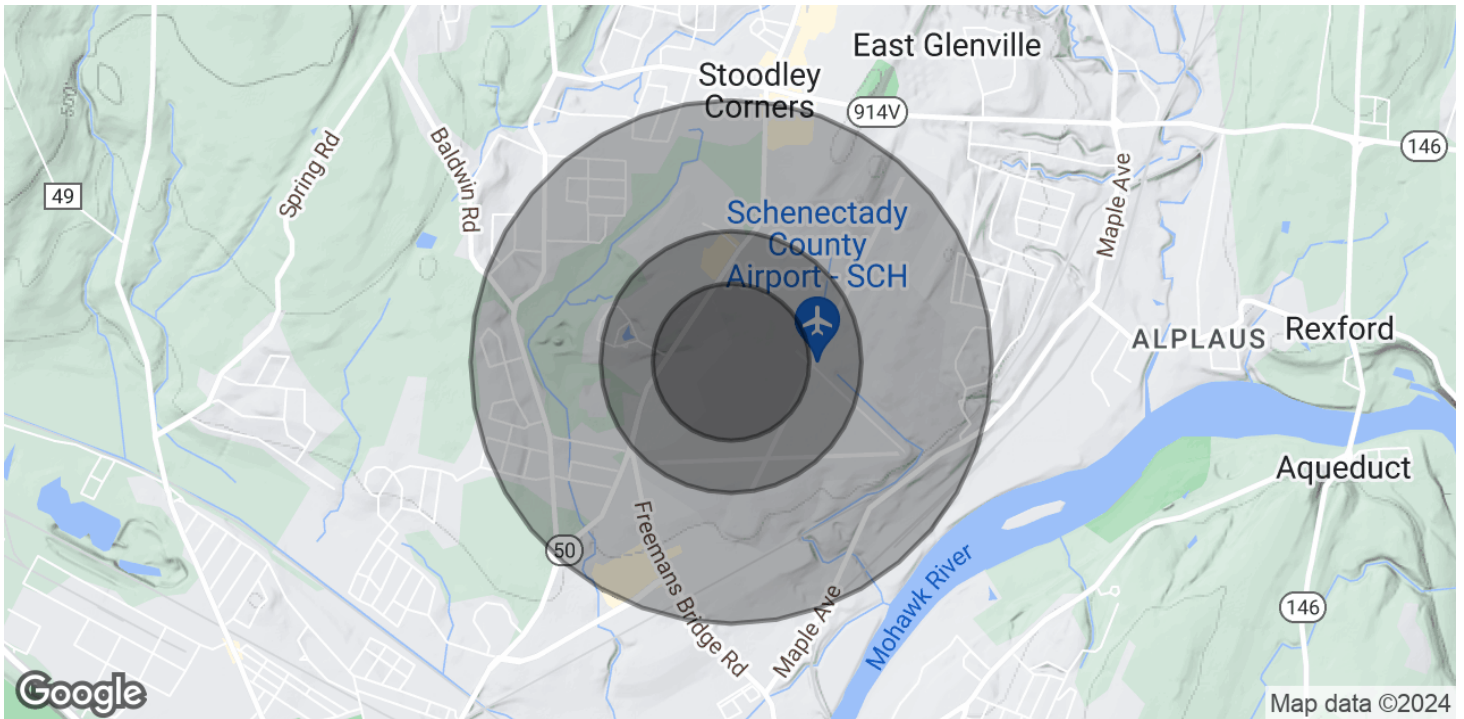


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	153	575	3,364
Average Age	44	45	47
Average Age (Male)	42	43	44
Average Age (Female)	46	47	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	250	1,458
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$110,752	\$107,809	\$110,121
Average House Value	\$472,081	\$457,569	\$441,830

Demographics data derived from AlphaMap

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