



**PRINCETON**  
REALTY GROUP  
COMMERCIAL REAL ESTATE SERVICES



**For Sale - First Time In 36 Years**

**2108 Albany Post Rd | Montrose, NY**

**Industrial Property For Sale**

**Contact**

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## Executive Summary



### OFFERING SUMMARY

<b>COUNTY</b>	Westchester
<b>BUILDING SIZE</b>	24,000 SF
<b>LOT SIZE</b>	1.35 Acres
<b>ZONING</b>	HC - 9A
<b>SALE PRICE</b>	\$3,400,000
<b>TAXES</b>	\$55,000
<b>UTILITIES</b>	City Water & Septic, Oil Heat (Gas on Street)
<b>AVAILABILITY</b>	Immediate

### PROPERTY OVERVIEW

Available for sale is a 24,000 sq. ft. cinder block industrial warehouse in clean condition with 2 drive-in doors, 1 loading dock with heavy power. Ceiling heights ranges from 12' to 22'. Roof top solar panels produce an income of \$16,000 year. Zoning of HC-9A (Highway Commercial) allowances include, special trade contractors, auto, autobody, car wash, medical, professional services, die cut, kennel, building supplies, to name a few.

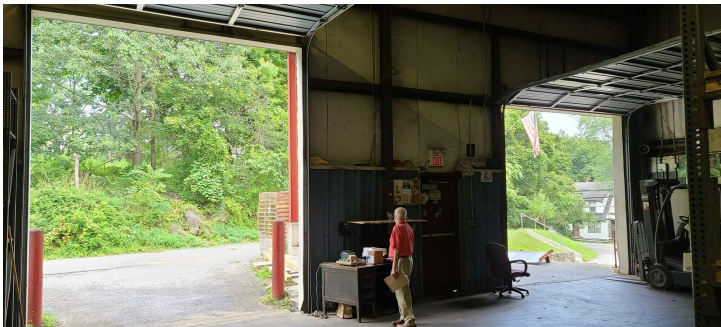
### LOCATION OVERVIEW

The property is located on Albany Post Road (Route 9A).

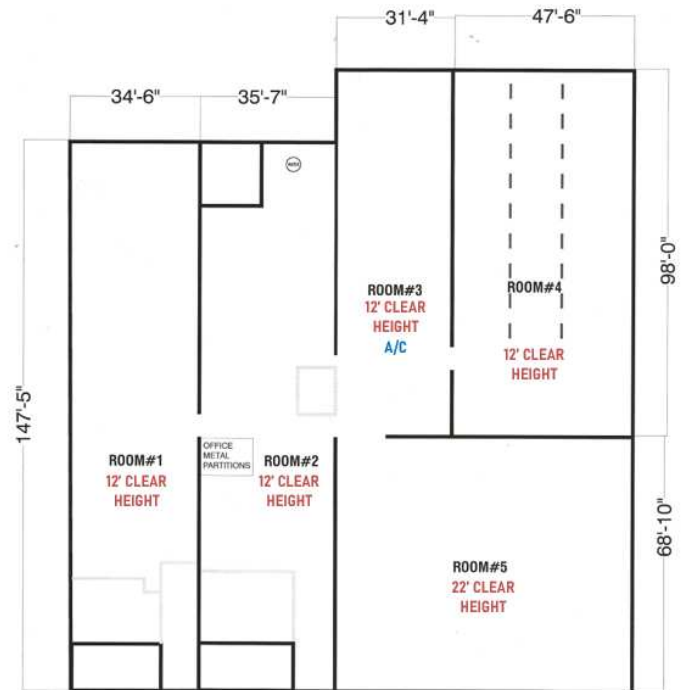
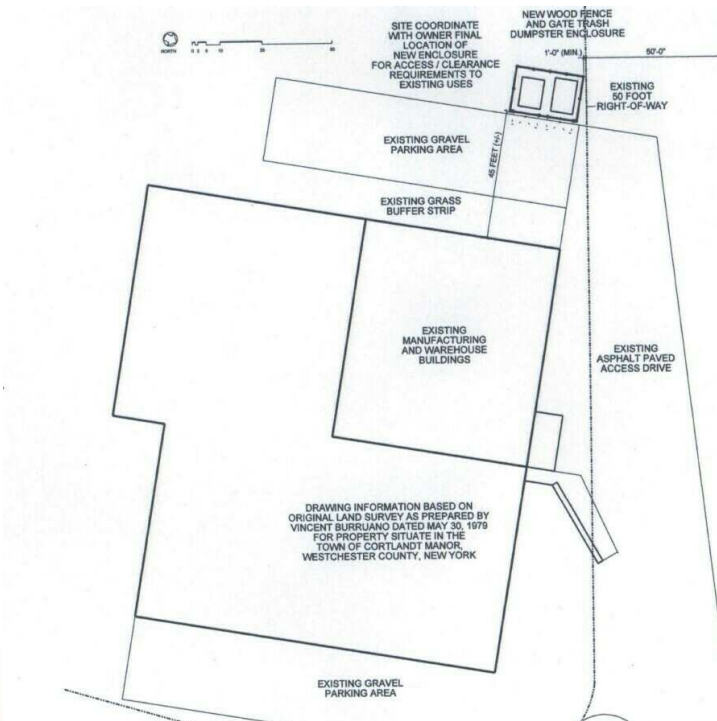
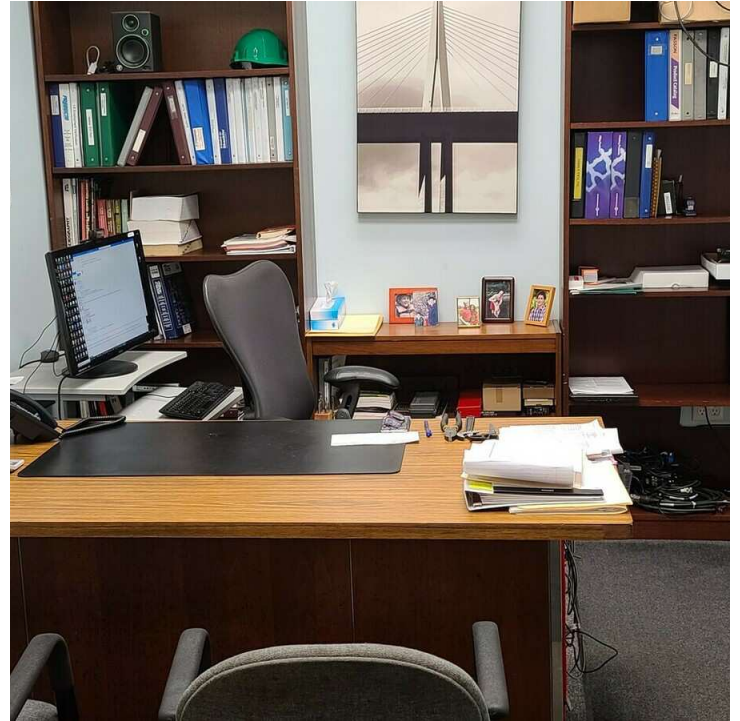
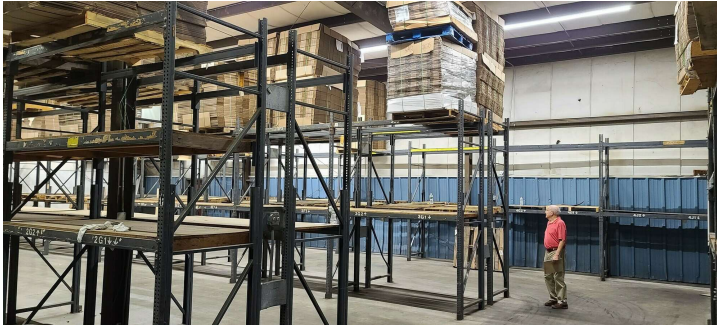
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## Additional Photos



## Additional Photos

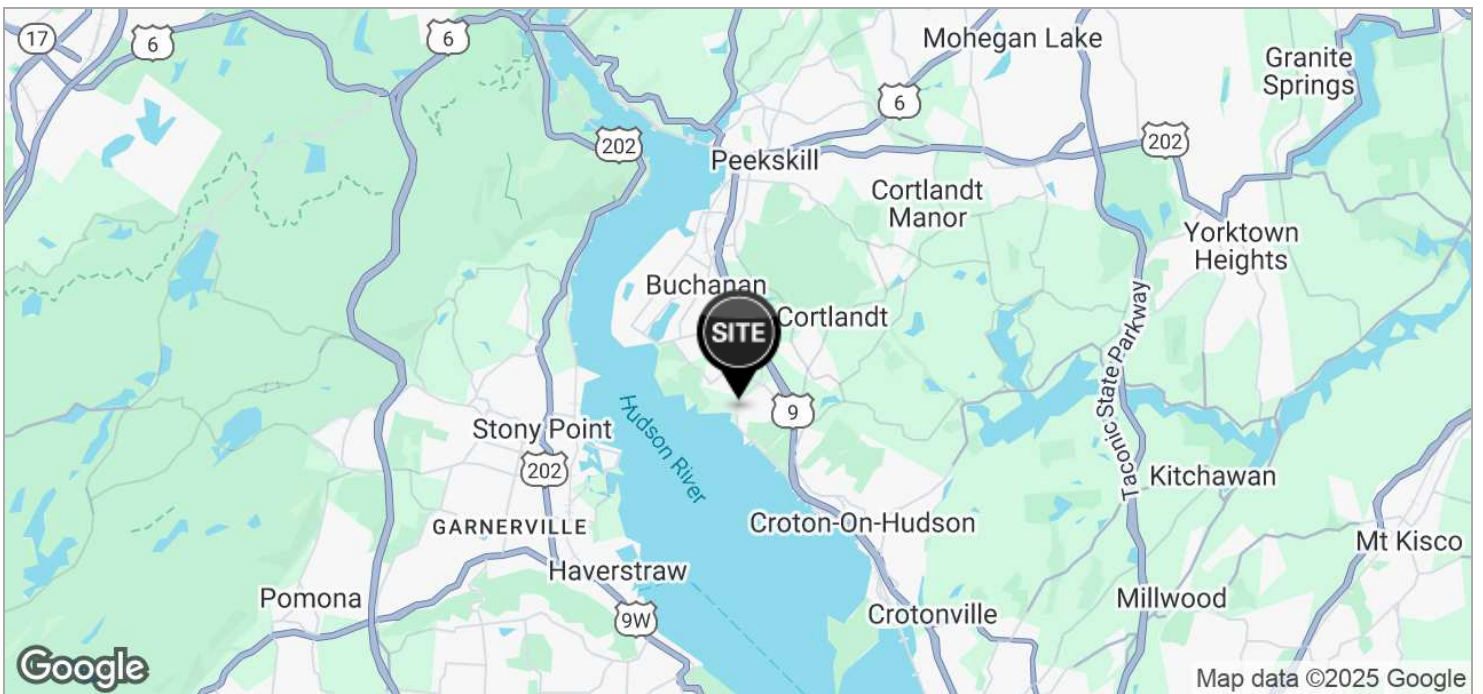
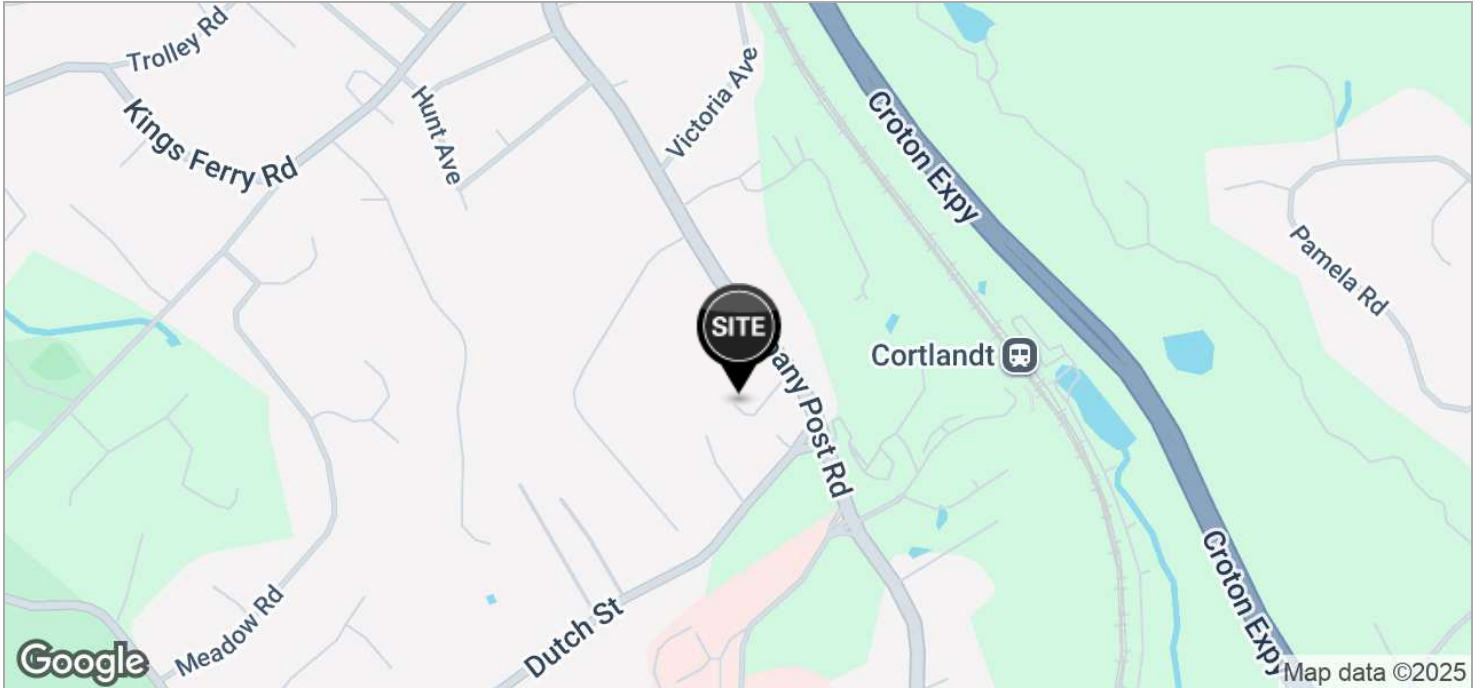




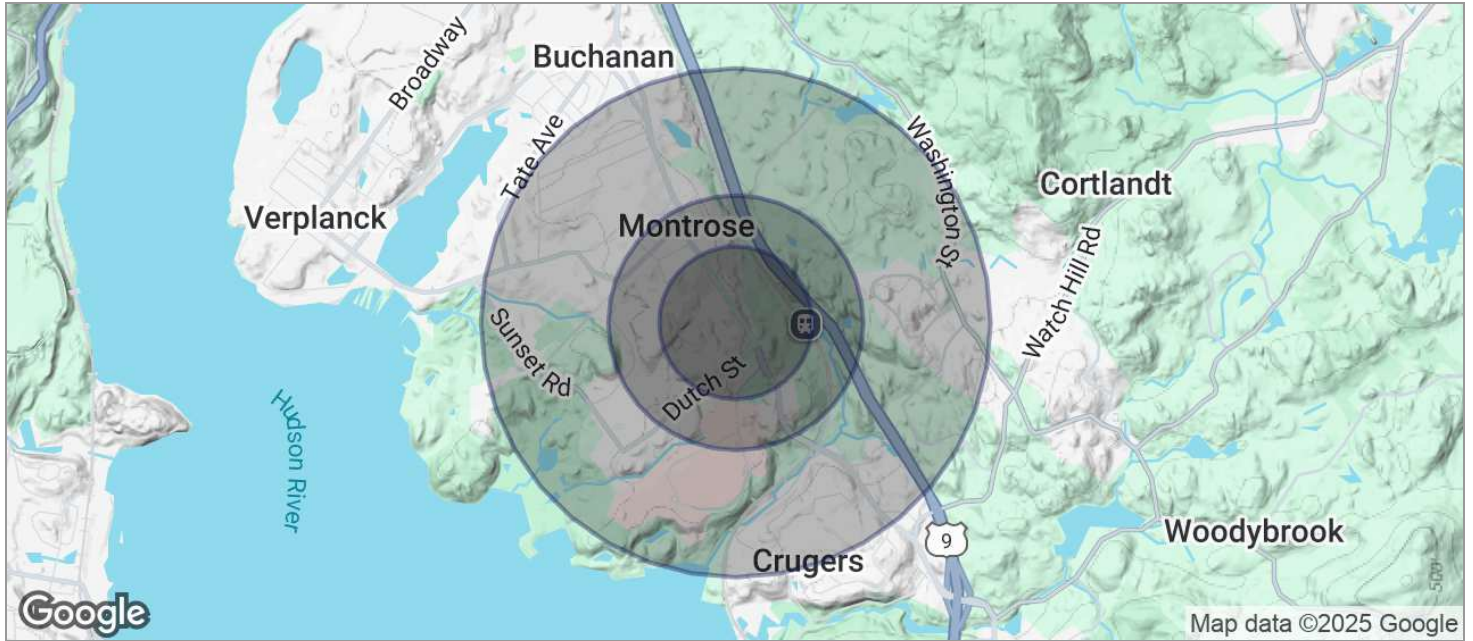
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INDUSTRIAL PROPERTY FOR SALE

## Location Maps



## Demographics Map



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
TOTAL POPULATION	579	1,658	5,226
MEDIAN AGE	46	46	48
MEDIAN AGE (MALE)	46	46	47
MEDIAN AGE (FEMALE)	46	46	47
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
TOTAL HOUSEHOLDS	180	513	1,702
# OF PERSONS PER HH	3.2	3.2	3.1
AVERAGE HH INCOME	\$149,709	\$153,325	\$164,420
AVERAGE HOUSE VALUE	\$454,528	\$462,059	\$520,126

\* Demographic data derived from 2020 ACS - US Census