



FOR SALE

WAREHOUSE WITH APARTMENT CONVERSION POTENTIAL

77,867± SF

EXCLUSIVE CONTACT

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UNIQUE WAREHOUSE OPPORTUNITY: INDUSTRIAL USE WITH APARTMENT POTENTIAL

Property Highlights:

- 77,867 ± SF on 2.10± acres
- 43,867 ± SF with potential for apartment conversion
- Low Taxes: \$6,140.85 Annually (2025)
- Ceiling Heights: 12' - 18'
- 1 Elevator (w/ additional dumbwaiter)
- 1 Drive-in + 3 Loading Dock Doors
- Alarm System Installed
- Regularly Serviced Boiler
- Public Water & Sewer
- Zoned Light Industrial
- Near Residential Neighborhoods
- 1 Mile from Downtown Gloverville
- Ample On-Site Parking
- Strong Value-Add or Owner-User Opportunity

Demographic	1 Mile	3 Miles	5 Miles
Population	8,291	19,065	31,035
Households	\$72,203	\$72,893	\$78,280
Average H.H. Income	\$72,203	\$72,893	\$78,280
Daytime Employees	3,521	8,186	15,185

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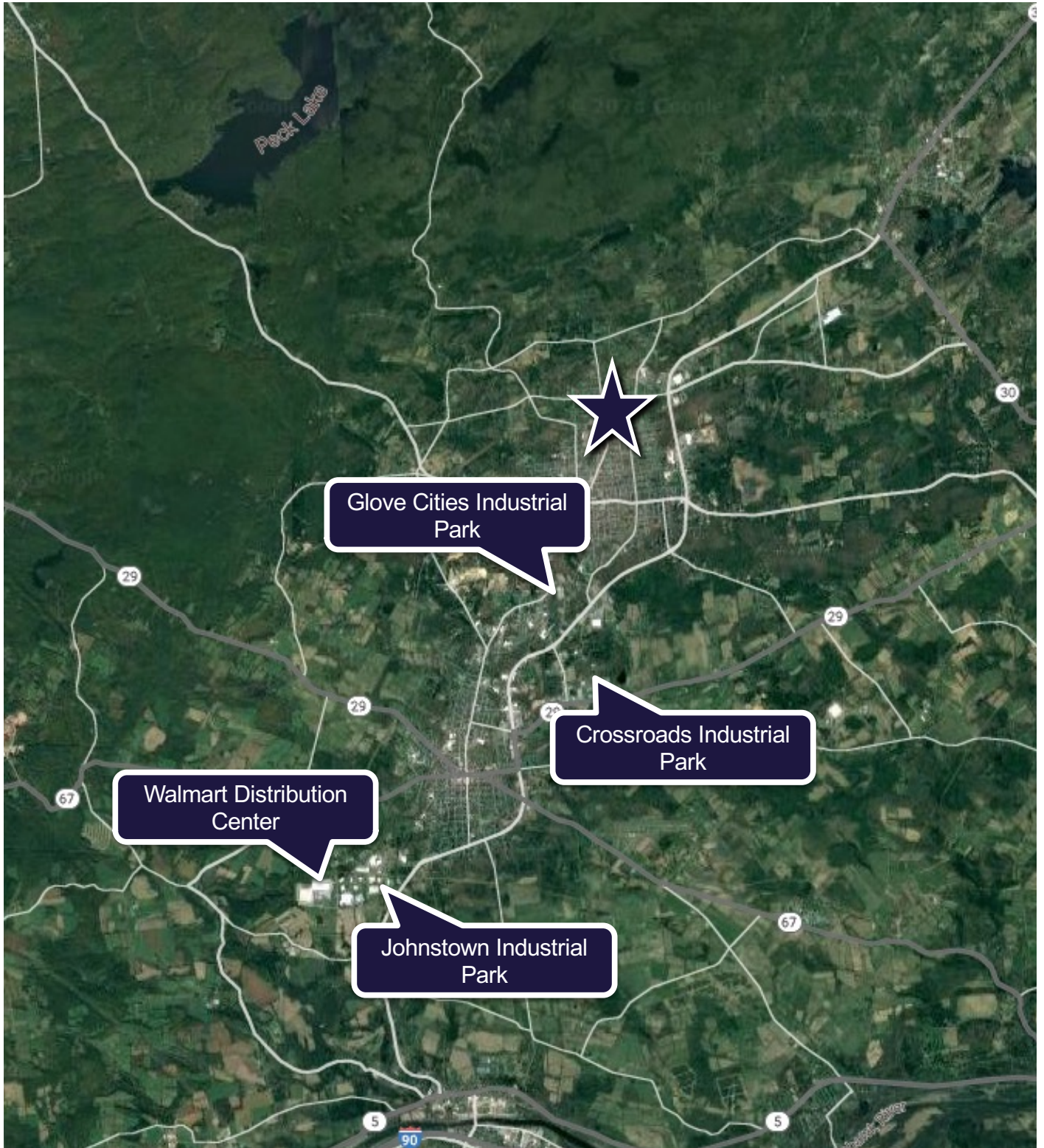
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HISTORIC WAREHOUSE FACILITY IN GLOVERSVILLE

Property Overview:

Address	11 Grandoe Lane, Gloversville NY	Fire Protection	Fully Sprinklered
Year Built	1960	Dock Doors	3
Total Building SF	77,867± SF	Drive-ins	1
Construction	Cement	Zoning	Light Industrial
Land Area	2.10± acres	Floor	Concrete
Clear Height	12'-18'	Lighting	LED
Real Estate Taxes (2025)	\$14,203.03	HVAC	GFHA
Tax ID#	134.11-4-21	Water & Sewer	Municipal





**For additional information, please
contact:**



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