



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**191 WALLINS CORNERS ROAD  
AMSTERDAM, NY 12010**



**FOR SALE**

**~4,000± SF**

**EXCLUSIVE CONTACT**

**Peter W. Struzzi, SIOR  
President**

**Principal Real Estate Broker**

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**pstruzzi@pyramidbrokerage.com**

# **VETERINARY CLINIC/HOSPITAL**

40 British American Blvd  
Latham, New York 12110  
**+1 518 489 9199**

**pyramidbrokerage.com**

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*Approximate plot lines, Subject to verification by survey*

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# 1.4 ACRES AVAILABLE

## Property Highlights

- Former Animal Hospital
- Large 2 Car Garage
- Large Lobby With Reception Area
- Multiple Exam Rooms
- Private Offices
- FF&E Included
- Located Approximately Half A Mile From Route 30

Demographic	1 Mile	3 Miles	5 Miles
Population	1,255	23,288	28,586
Households	551	9,726	11,988
Average H.H. Income	\$68,507	\$72,458	\$77,661
Daytime Employees	4,039	12,443	14,910
Source: ESRI			

## Traffic Counts

Road Name	5,676 AADT
Source:	NYS DOT

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## Property Highlights

Address	191 Wallins Corners Rd, Amsterdam, NY	Fire Protection	Yes
Year Built	1959	Zoning	Commercial B-1
Total Building SF	~ 4,000± SF	Floors	1
Parking	15 Parking Spaces	Water & Sewer	Well Water & Septic
Construction	Wood Frame	Tax ID#	25.13-1-26.11
Security	Camera System	Land Area	1.4± acres

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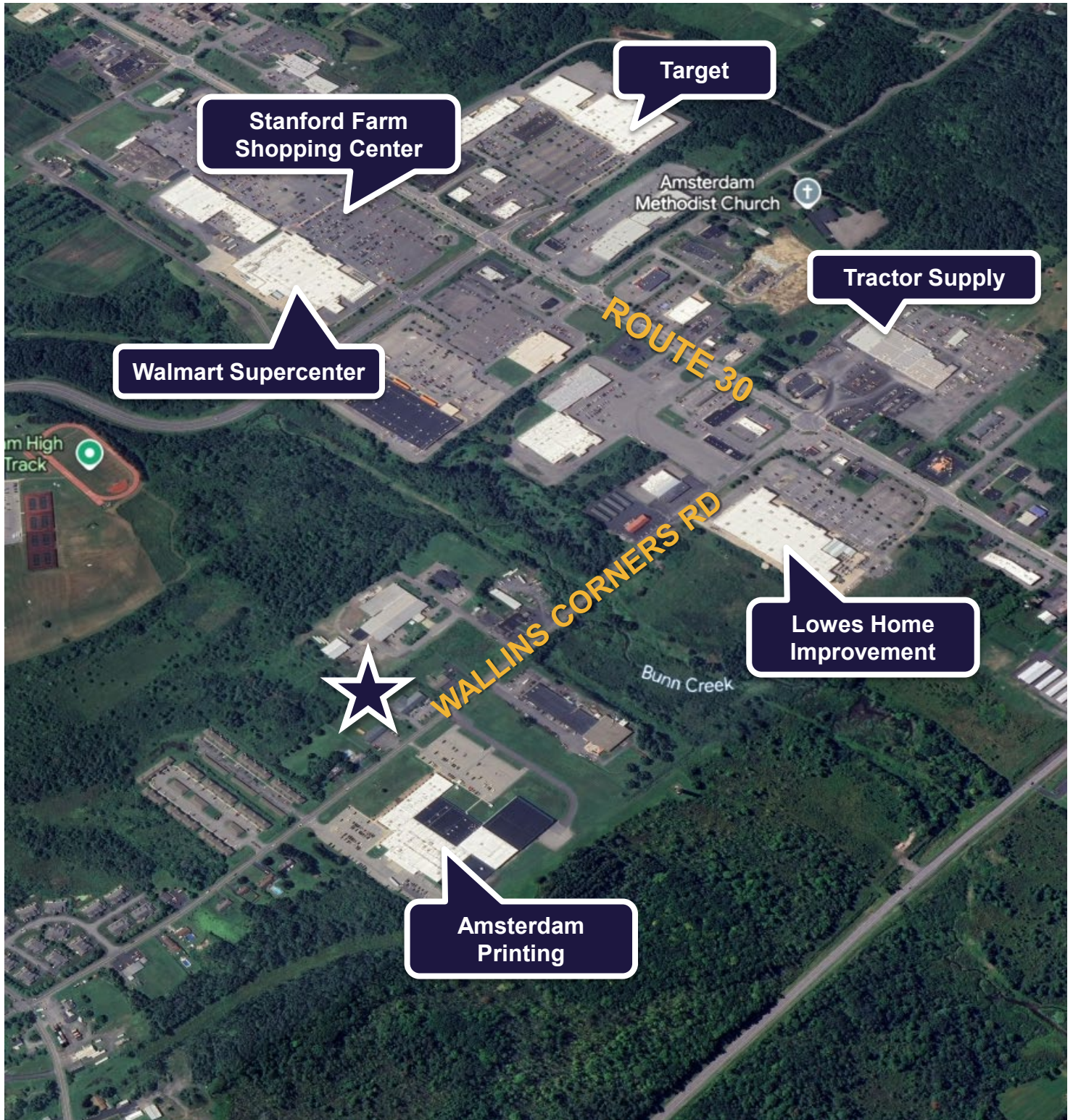


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**For additional information, please  
contact:**



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