



1,500± SF

**HIGHLY VISIBLE
OFFICE AVAILABLE**

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FOR SALE

343 North Comrie Avenue

Johnstown, NY

CUSHMAN &
WAKEFIELD

Pyramid Brokerage
Company



1,500± SF

Property Highlights

One Story Class A Office Building Located On Busy State Highway 30A. Excellent Visibility With Pylon Signage.

- (2) Private Offices
- Reception Area
- Conference Room
- Storeroom
- Open Bullpen For 3-4 Desks
- Large Parking Lot With (2) Entrances

- Tac ID# - 163.9-1-3
- Estimated Real Estate Taxes - \$6,349

Demographic	1 Mile	3 Miles	5 Miles
Population	2,332	24,092	31,161
Households	983	10,677	13,369
Average H.H. Income	\$77,339	\$74,084	\$78,168
Daytime Employees	3,784	12,823	18,142
Source:			ESRI
Traffic Counts			
Route 30A		18,240 AADT	
Harrison St		5,834 AADT	
Source:			NYS DOT

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Property Highlights

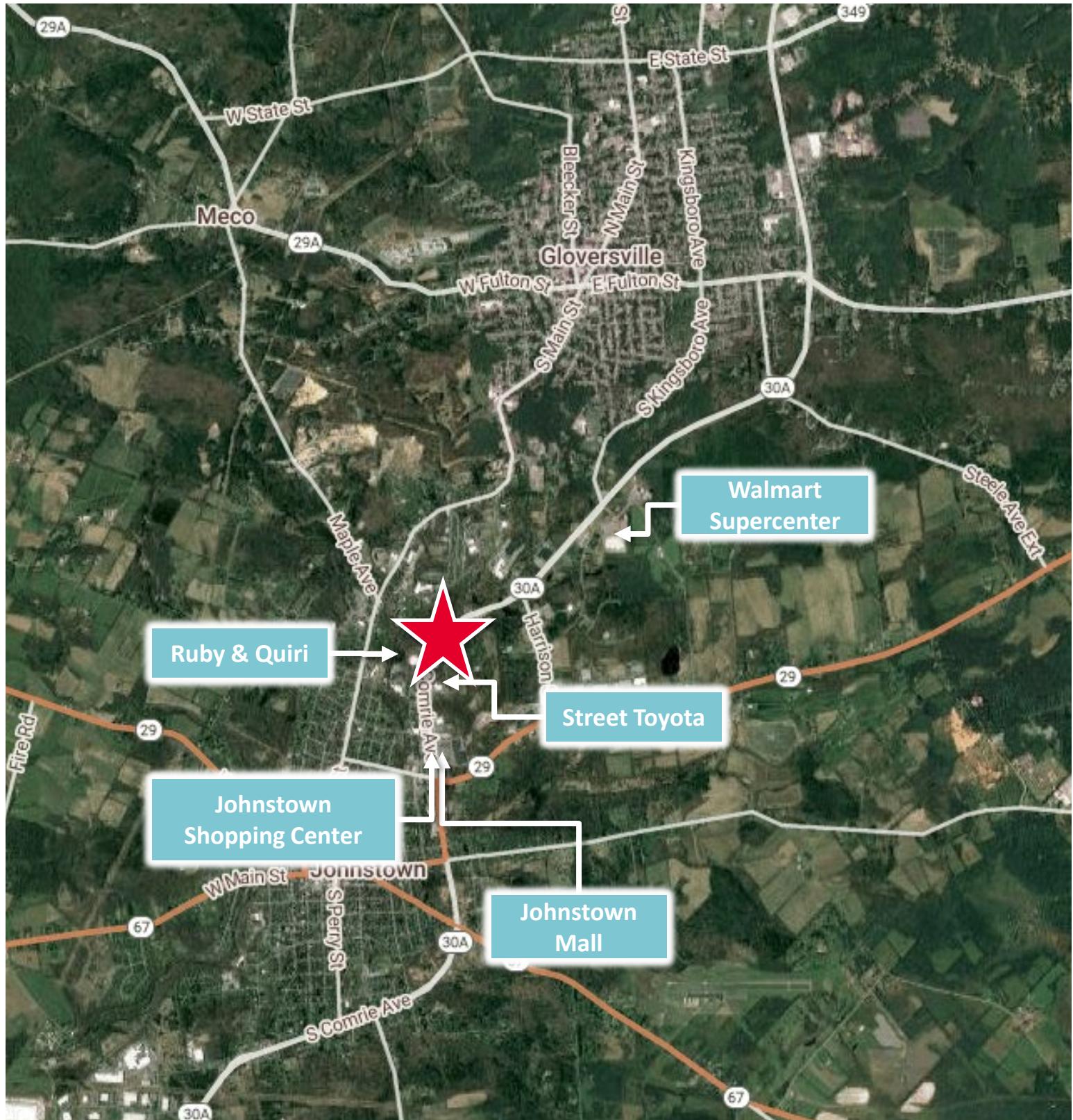
Address	343 N. Comrie Ave, Gloversville NY	Fire Protection	Sprinklers
Year Built	1982	Entrances	2
Total Building SF	1,500 SF	Occupancy	Single Tenant
Stories	1	Zoning	Carpet
Construction	Brick	Floor	Commercial
Land Area	0.92± acres	Lighting	Fluorescent
Parking	25 Spaces	HVAC	AC & Forced Hot Air
Clear Height	12'	Utility Providers	Municipal Water & Sewer
Roof Type	Asphalt	Tax ID#	163.9-1-3

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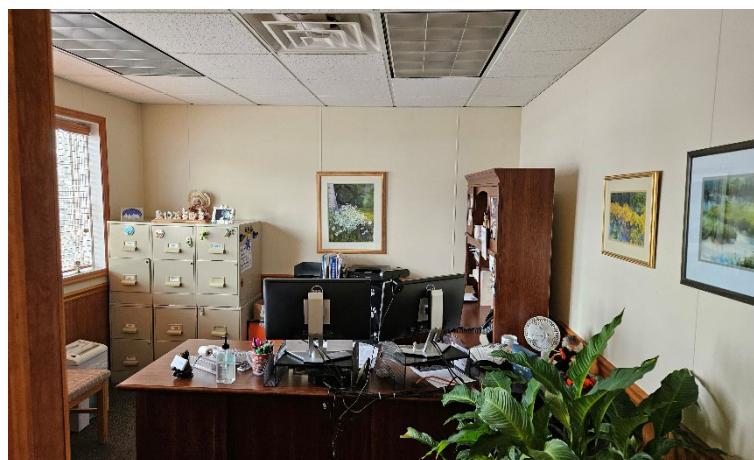
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For additional information, please contact:



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