



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company



FOR SALE

**343 N COMRIE AVENUE
JOHNSTOWN, NY**

1,500± SF

**HIGHLY VISIBLE
OFFICE AVAILABLE**

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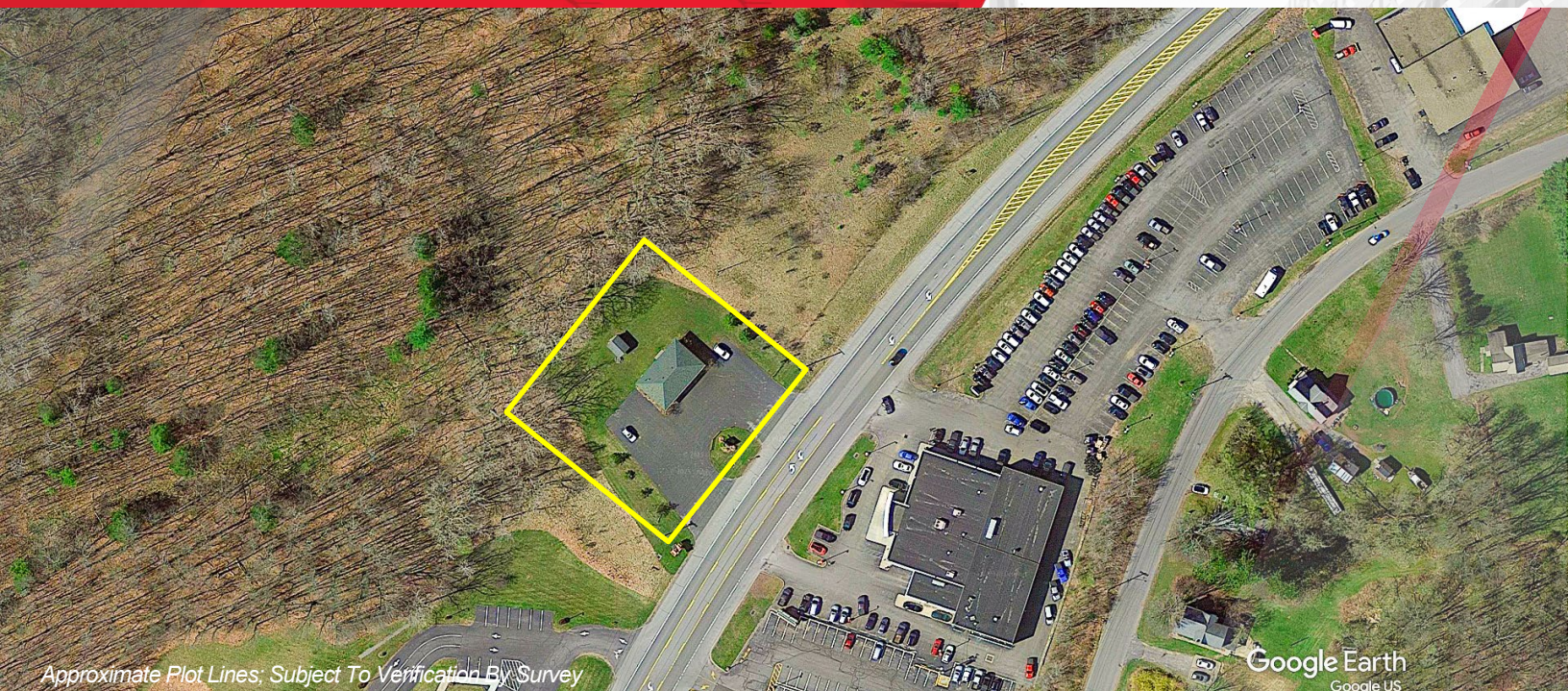
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FOR SALE

343 North Comrie Avenue

Johnstown, NY



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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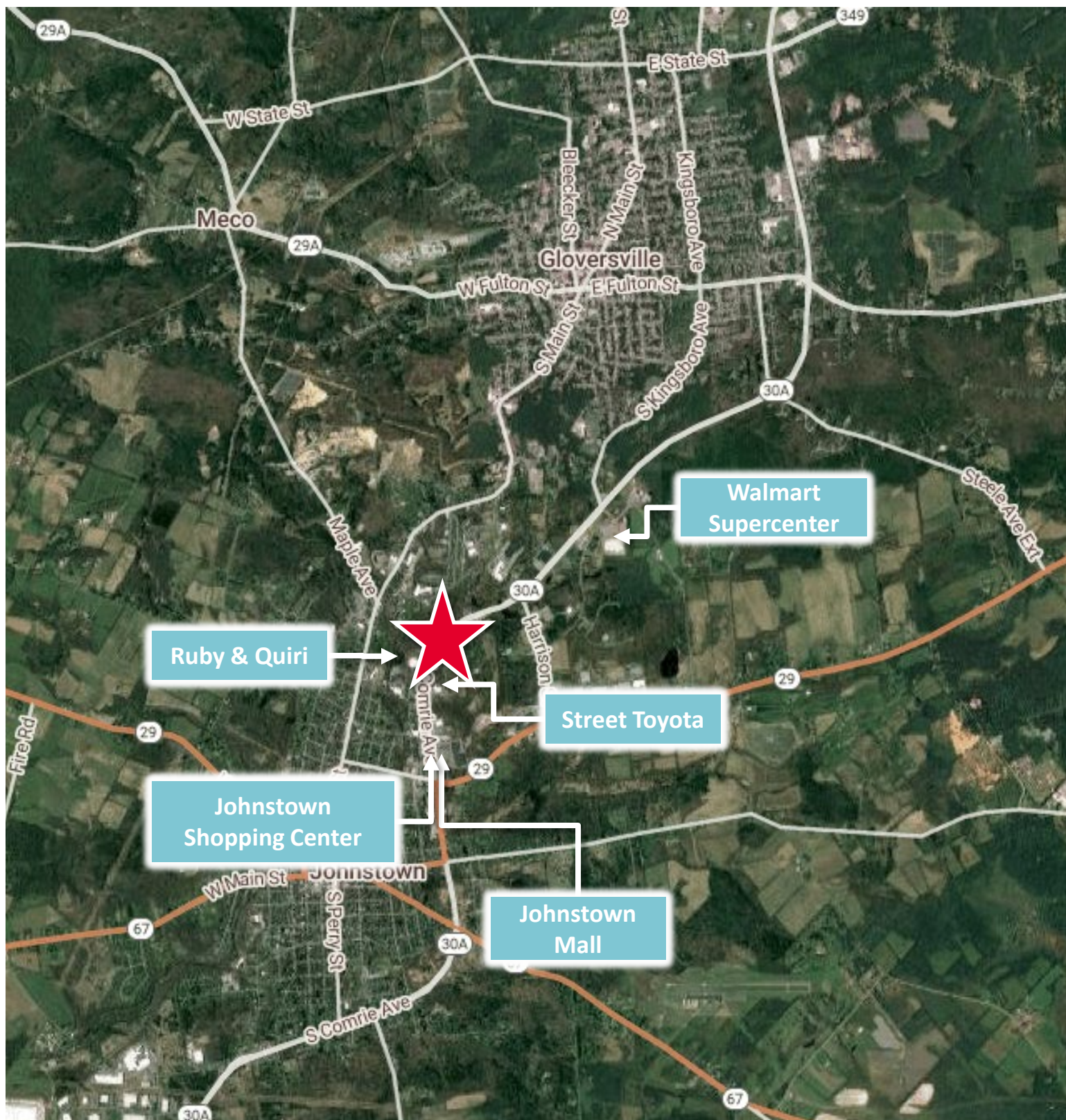


Property Highlights

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

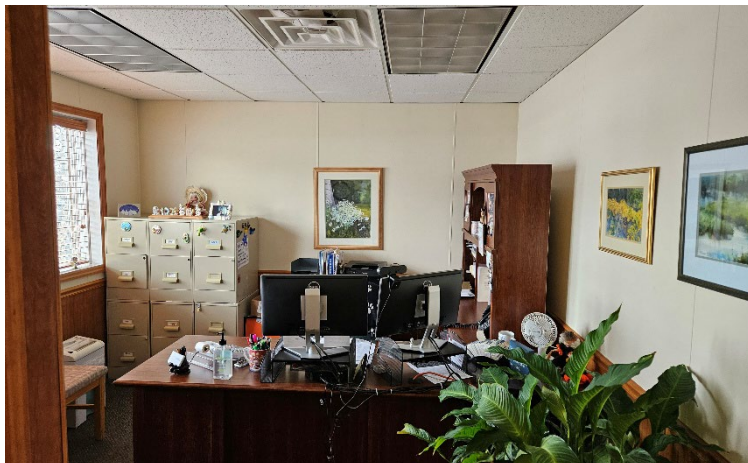
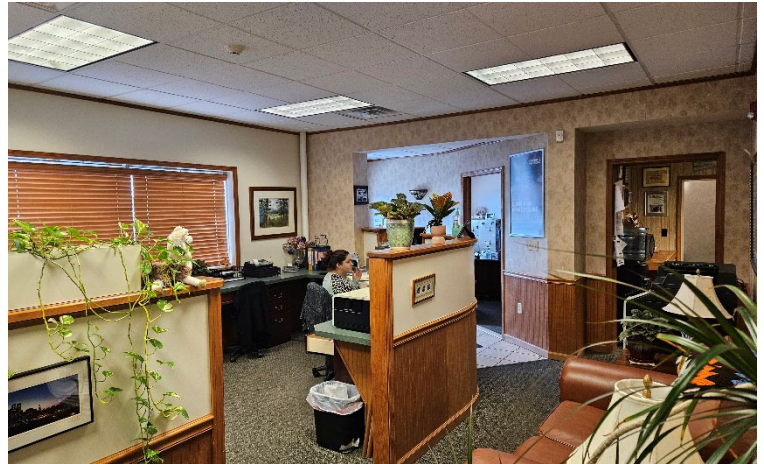
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