

# 122 Saratoga Rd

122 Saratoga Rd, Glenville NY 12302



O F F E R I N G   M E M O R A N D U M

I R E I N V E S T M E N T

# 122 Saratoga Rd

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*Exclusively Marketed by:*

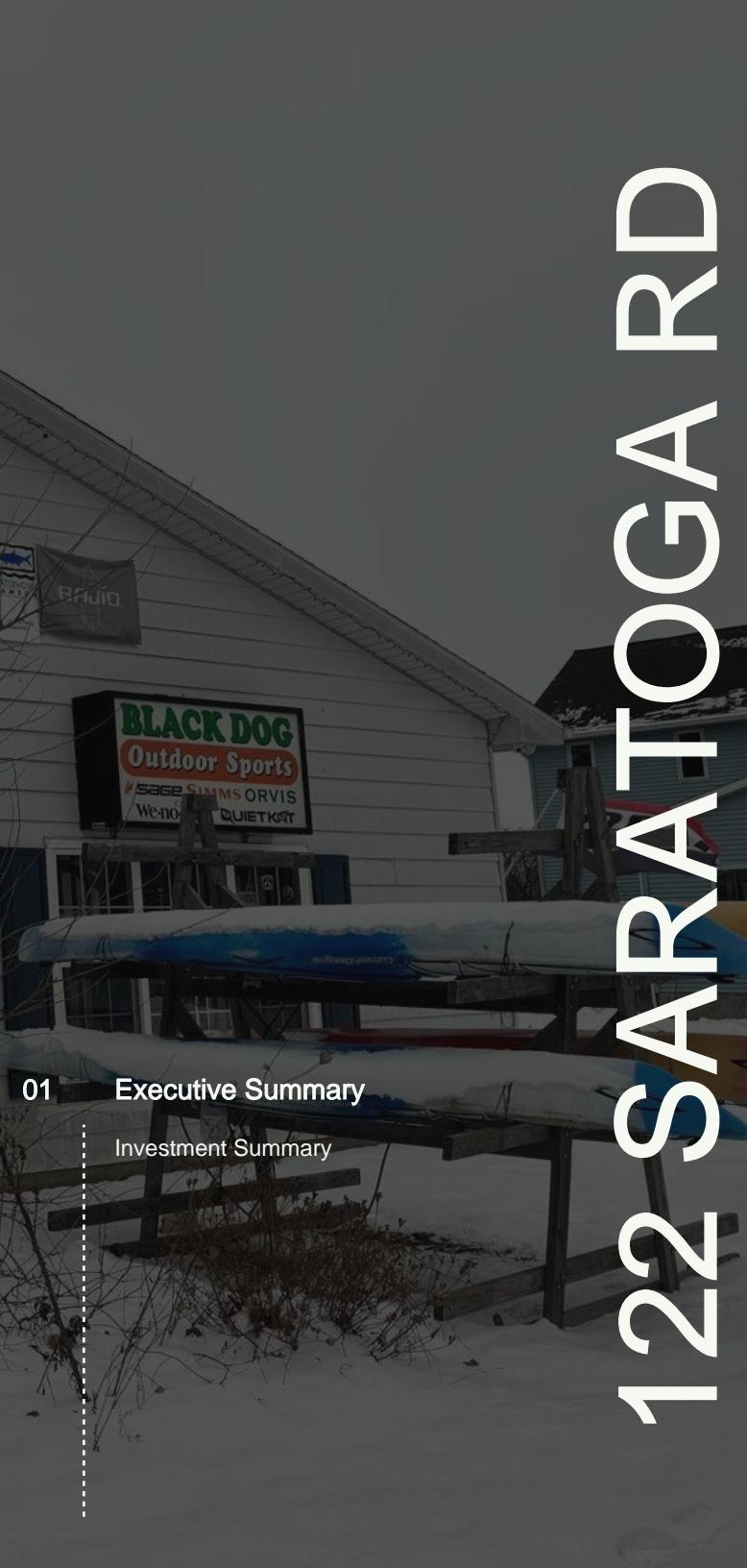
**Steven Tomaso**

IRE Investment

(518) 379-0652

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## 01 Executive Summary

Investment Summary

122 SARATOGA RD

## OFFERING SUMMARY

ADDRESS	122 Saratoga Rd Glenville NY 12302
COUNTY	Schenectady
BUILDING SF	3,080 SF
LAND ACRES	0.69
LAND SF	30,056 SF
YEAR BUILT	1977
APN	422289 22.15-2-52.22

## FINANCIAL SUMMARY

PRICE	\$689,000
PRICE PSF	\$223.70
CAP RATE (CURRENT)	-1.98%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,169	41,959	113,480
2025 Median HH Income	\$91,242	\$80,865	\$72,788
2025 Average HH Income	\$117,784	\$107,245	\$99,679

- Currently being used as a Fishing/Outdoor Shop, this Well Maintained Commercial/Retail location puts you directly in the midst of the Busiest section of Glenville NY. Countless Retail, Office, Medical, and Dining surrounds this property. Additionally, the Stratton Air National Guard calls the Schenectady County Airport "Home" and is Located directly behind Subject property, adding additional and innovative opportunities. Subject Property has a Very Large Parking Lot with space for over 20 cars. Has 2 Ingress and 2 Egress. This property is construction on a cement Slab, with Aluminum Siding and an Asphalt Shingle Roof. Subject Property was built in 1977.

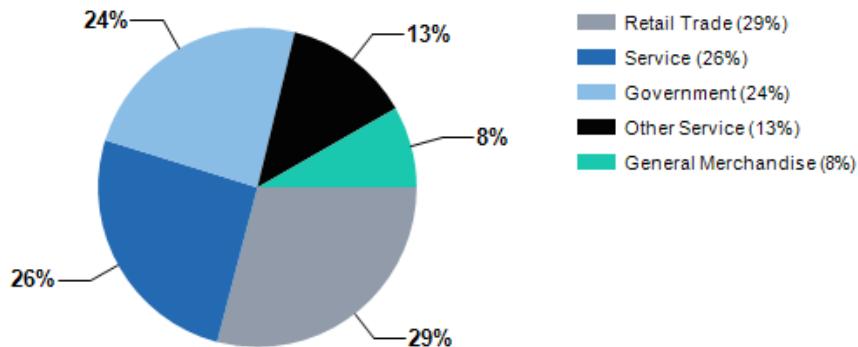
According to RPR, Traffic Counts were 18,198 Daily

# 122 SARATOGA RD

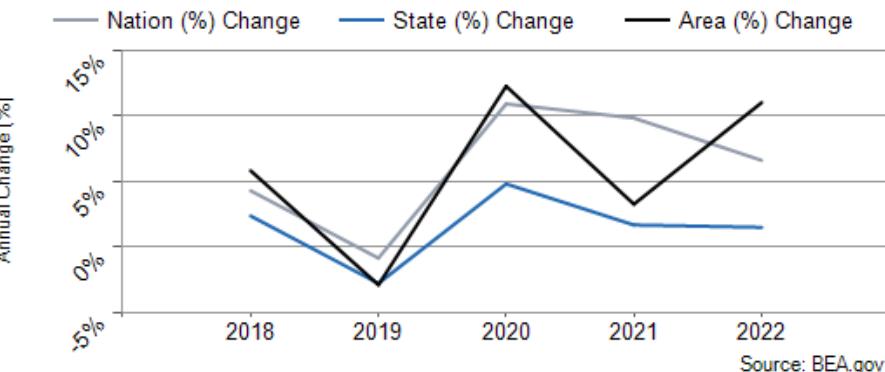
02 **Location**  
Location Summary  
Local Business Map

- Unbelievable Location sandwiched in between The Schenectady County Airport and Stratton Air National Guard Base. Additionally COUNTLESS Successful Eateries, Retail, Office, Big Box Retailers, and National Banks and Well-known National Business chains.

### Major Industries by Employee Count

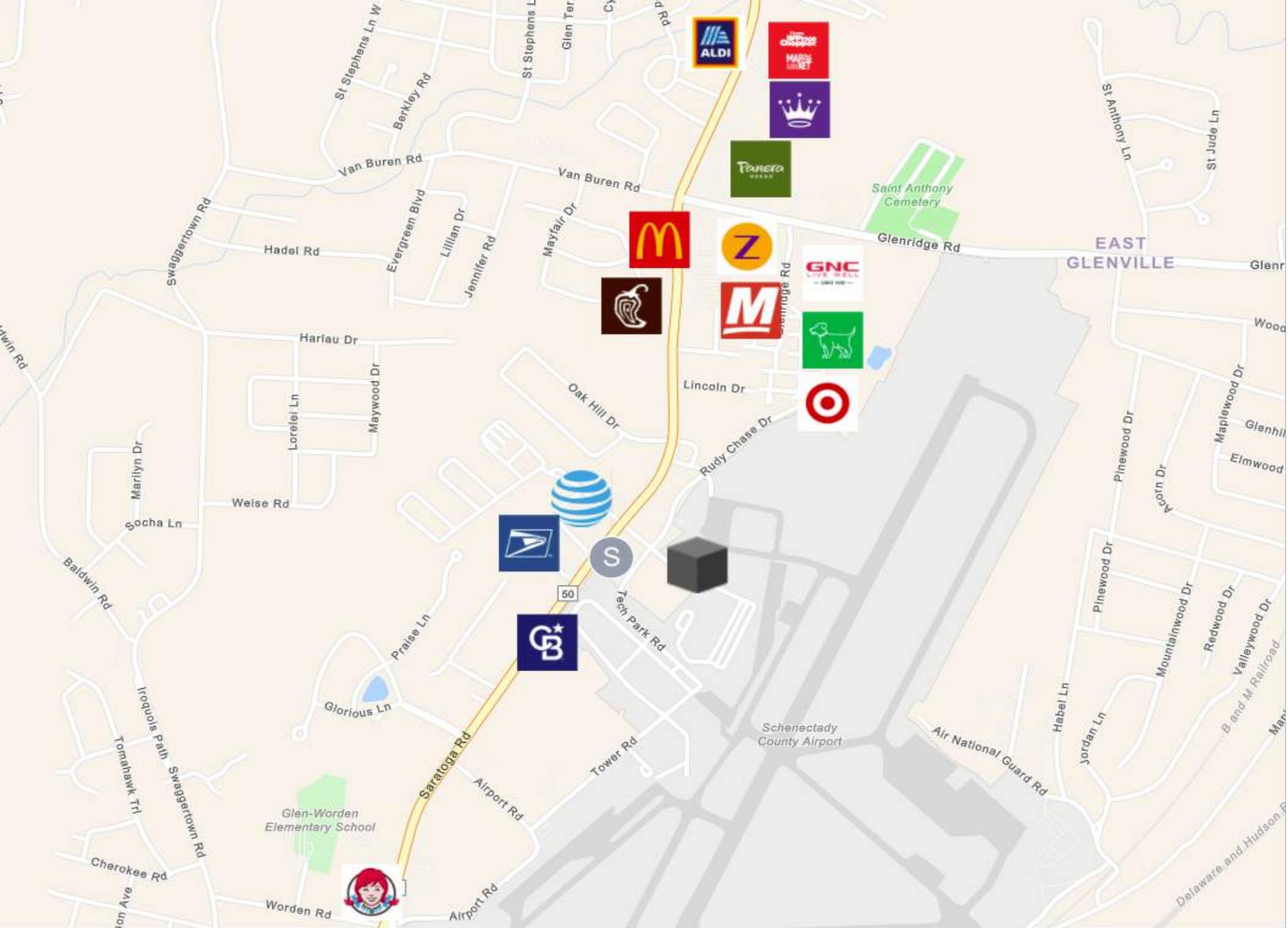


### Schenectady County GDP Trend



### Largest Employers

Scotia-Glenville Central School District	40,223
Norampac Schenectady	9,970
Glens Falls Hospital	2,800
Mohawk Ambulance Service	500
Walmart	459
Hannaford Supermarket	446
Valvoline	432
Price Chopper/Market 32	4



# 122 SARATOGA RD

## 03 Property Description

### Property Features



## PROPERTY FEATURES

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BUILDING SF	3,080
LAND SF	30,056
LAND ACRES	0.69
YEAR BUILT	1977
# OF PARCELS	1
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	100x299x99x298
STREET FRONTAGE	99
TRAFFIC COUNTS	18,198
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## NEIGHBORING PROPERTIES

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NORTH	Medical Offices, Dining, Retail, Military, Museum
SOUTH	Small Airport, Retail, Dining, Medical Offices, Commercial
EAST	Airport, Military
WEST	Retail, Medical Offices, Commercial, Dining

## MECHANICAL

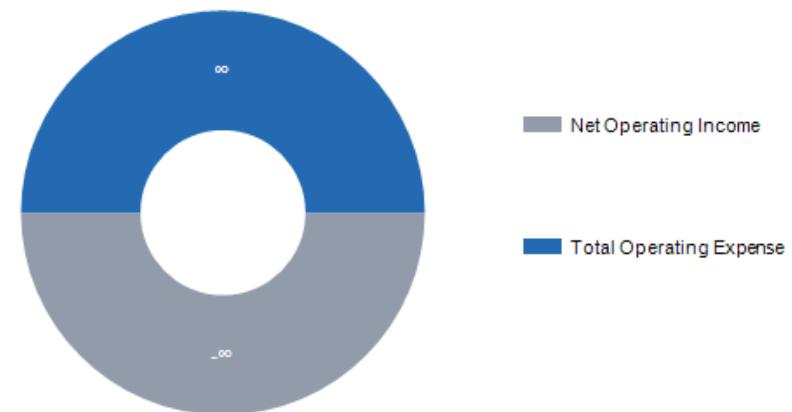
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HVAC	Forced Air / Central Air Conditioning
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04      **Financial Analysis**  
Income & Expense Analysis

**INCOME**

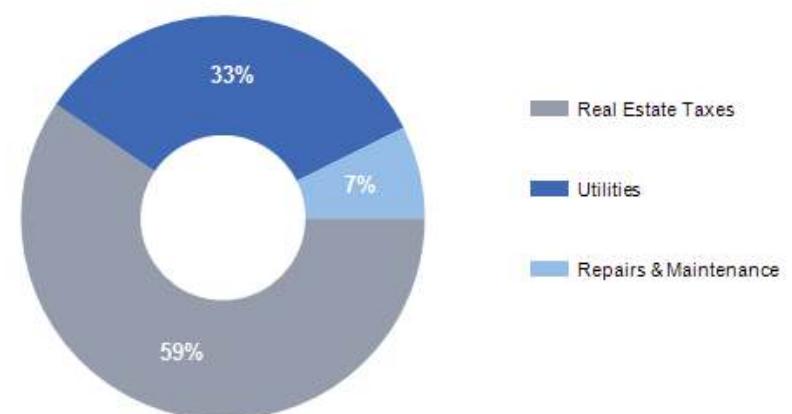
Less Expenses	\$13,625
<b>Net Operating Income</b>	<b>(\$13,625)</b>



**EXPENSES**

Real Estate Taxes	\$8,106
Repairs & Maintenance	\$1,000
Utilities	\$4,519
<b>Total Operating Expense</b>	<b>\$13,625</b>
Expense / SF	\$4.42

DISTRIBUTION OF EXPENSES  
PRO FORMA



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

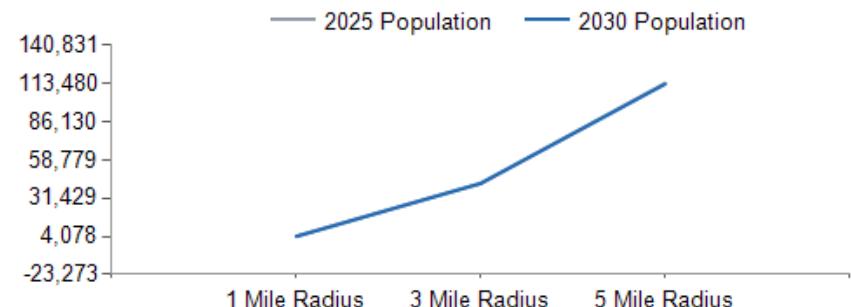
# 122 SARATOGA RD

## 05 Demographics

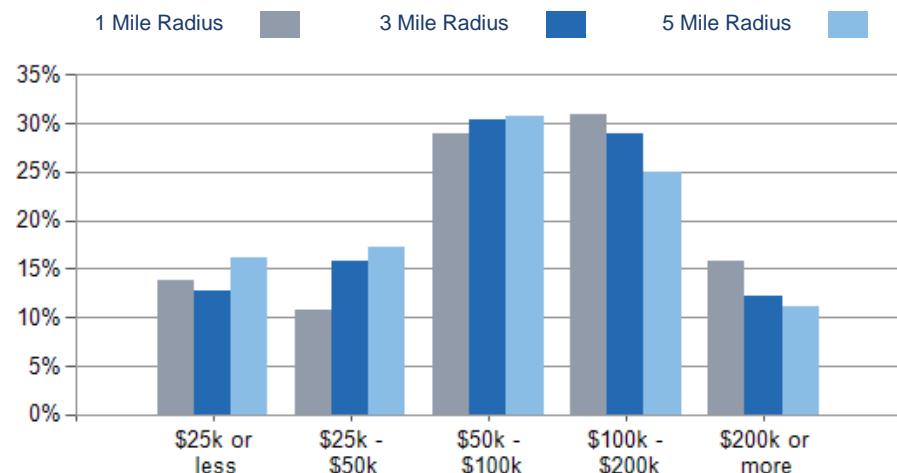
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,469	37,406	102,841
2010 Population	4,061	39,841	110,414
2025 Population	4,169	41,959	113,480
2030 Population	4,078	41,982	113,066
2025 African American	125	3,438	16,240
2025 American Indian	4	105	994
2025 Asian	158	2,594	7,762
2025 Hispanic	186	2,910	10,678
2025 Other Race	38	1,580	7,771
2025 White	3,528	30,604	68,309
2025 Multiracial	317	3,614	12,218
2025-2030: Population: Growth Rate	-2.20%	0.05%	-0.35%

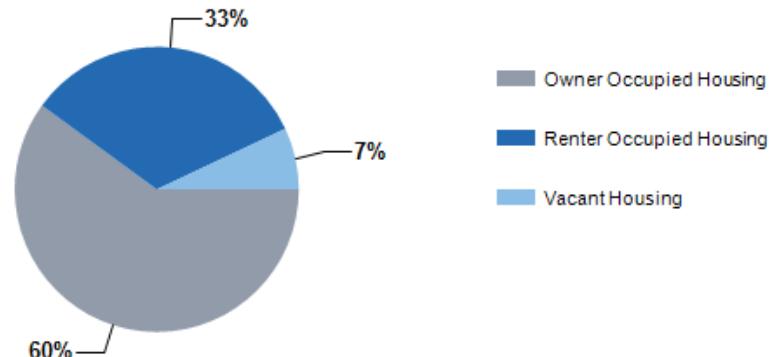
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	137	1,221	4,631
\$15,000-\$24,999	121	1,027	2,972
\$25,000-\$34,999	62	1,364	4,031
\$35,000-\$49,999	141	1,425	4,012
\$50,000-\$74,999	327	3,141	8,340
\$75,000-\$99,999	217	2,207	6,042
\$100,000-\$149,999	372	3,365	7,699
\$150,000-\$199,999	208	1,720	4,005
\$200,000 or greater	297	2,157	5,192
Median HH Income	\$91,242	\$80,865	\$72,788
Average HH Income	\$117,784	\$107,245	\$99,679



#### 2025 Household Income



#### 2025 Own vs. Rent - 1 Mile Radius

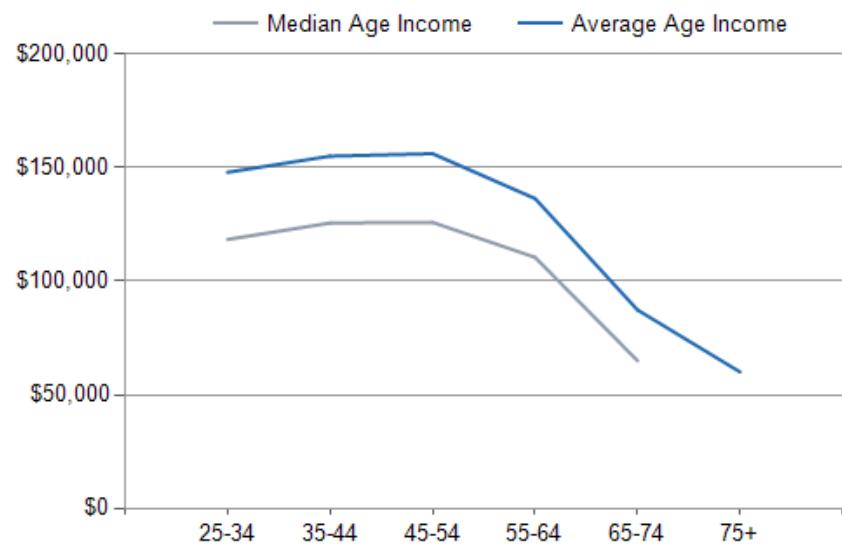
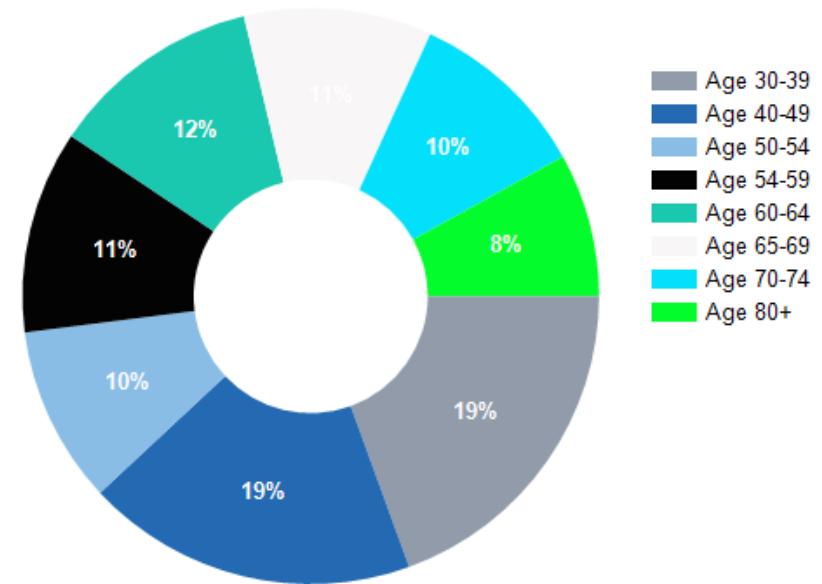


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	234	2,676	7,426
2025 Population Age 35-39	259	2,654	7,317
2025 Population Age 40-44	239	2,621	7,104
2025 Population Age 45-49	232	2,328	6,582
2025 Population Age 50-54	252	2,287	6,802
2025 Population Age 55-59	289	2,387	6,951
2025 Population Age 60-64	301	2,564	7,103
2025 Population Age 65-69	267	2,351	6,521
2025 Population Age 70-74	257	2,045	5,246
2025 Population Age 75-79	204	1,577	4,024
2025 Population Age 80-84	139	1,137	2,586
2025 Population Age 85+	170	1,375	2,825
2025 Population Age 18+	3,356	34,076	89,739
2025 Median Age	46	39	39
2030 Median Age	46	41	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$118,374	\$82,977	\$76,270
Average Household Income 25-34	\$147,956	\$106,138	\$97,856
Median Household Income 35-44	\$125,630	\$100,751	\$85,209
Average Household Income 35-44	\$155,081	\$124,937	\$113,107
Median Household Income 45-54	\$125,891	\$108,351	\$93,042
Average Household Income 45-54	\$156,167	\$134,848	\$121,702
Median Household Income 55-64	\$110,488	\$92,243	\$79,971
Average Household Income 55-64	\$136,415	\$117,628	\$109,235
Median Household Income 65-74	\$64,942	\$67,861	\$60,721
Average Household Income 65-74	\$87,318	\$91,262	\$85,516
Average Household Income 75+	\$59,988	\$70,365	\$69,771

Population By Age



# 122 SARATOGA RD

## 06 Additional Information

Town Tax  
School Tax  
CRS Tax Report

Total Tax Due (minus penalties &amp; interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
2/5/2025	1/31/2025	\$3,065.37	\$3,065.37	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
008597	422289	22.15-2-52.22	Payment Posted
Address		Municipality	School
122 Saratoga Rd		Town of Glenville	Scotia Glenville

Owners	Property Information		Assessment Information		
TS Guns Properties, LLC	Roll Section:	1	Full Market Value:	331311.00	
6274 State Highway 30	Property Class:	Office bldg.	Total Assessed Value:	202100.00	
Esperance, NY 12056	Lot Size:	100.00 x 302.00	Uniform %:	61.00	

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County	16072666	2.6000	202100.000	7.47030400	\$1,509.75
County-Elections	533201	26.6000	202100.000	0.24692100	\$49.90
Town General	2600341	4.4000	202100.000	1.20419700	\$243.37
Town Outside	3085754	4.1000	202100.000	1.73364700	\$350.37
Highway	2222269	0.2000	202100.000	1.24852200	\$252.33
Thomas corners f.d.	711724	2.6000	202100.000	1.56520600	\$316.33
Sewer district 9	0	0.0000	10.000 Units	6.42095500	\$64.21
Sewer #9 op + maint	0	0.0000	1.000 Units	223.08859400	\$223.09
Water district 11	452658	1.6000	202100.000	0.27719000	\$56.02

Total Taxes: \$3,065.37

Estimated State Aid - Type	Amount
County	63152167.00
Town	1242785.00

**Mail Payments To:**

Janet Davignon

Receiver of Taxes

18 Glenridge Rd. Glenville, NY 12302 (518) 688-1200 option 6

Total Tax Due (minus penalties &amp; interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
10/1/2025	9/30/2025	\$5,041.66	\$5,041.66	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
004997	422289	22.15-2-52.22	Payment Posted
Address	Municipality	School	
122 Saratoga Rd	Town of Glenville	Scotia Glenville	

Owners	Property Information		Assessment Information	
TS Guns Properties, LLC	<b>Roll Section:</b>	1	<b>Full Market Value:</b>	367455.00
6274 State Highway 30	<b>Property Class:</b>	Office bldg.	<b>Total Assessed Value:</b>	202100.00
Esperance, NY 12056	<b>Lot Size:</b>	100.00 x 302.00	<b>Uniform %:</b>	55.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
Scotia-Glenville	34492843	3.2000	202100.000	24.94637000	\$5,041.66
<b>Total Taxes: \$5,041.66</b>					

**Mail Payments To:**

Janet Davignon  
 Receiver of Taxes  
 18 Glenridge Rd. Glenville, NY 12302 (518) 688-1200 option 6



Monday, December 08, 2025

**LOCATION**

**Property Address** 122 Saratoga Rd  
Glenville, NY 12302-4114

**County** Schenectady County, NY

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** 422289 22.15-2-52.22

**Swis Code** 422289

**Municipality** Glenville

**Tax Area** 422202

**2020 Census Trct/Blk** 324.02/2

**Assessor Roll Year** 2024

**PROPERTY SUMMARY**

**Property Type** Commercial

**Land Use** Office Bldg General

**Improvement Type** Office Bldg General

**Square Feet** 3080

**CURRENT OWNER**

**Name** Ts Guns Properties LLC

**Mailing Address** 6274 State Highway 30  
Duanesburg, NY 12056

**SCHOOL INFORMATION**

These are the closest schools to the property

**Glen-Worden Elementary School** 0.7 mi

Elementary: K to 5 Distance

**Scotia-Glenville Middle School** 2.8 mi

Middle: 6 to 8 Distance

**Scotia-Glenville Senior High School** 2.5 mi

High: 9 to 12 Distance

**SALES HISTORY THROUGH 11/21/2025**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/14/2020		Ts Guns Proeprties LLC	Borst Steven	Warranty Deed		2034/298 202013386
1/7/2014	\$255,000	Steven Borst				1888/104

**TAX ASSESSMENT**

Tax Assessment	2024	Change (%)	2023	Change (%)	2022

<b>Assessed Land</b>	\$66,300.00	\$66,300.00	\$66,300.00
<b>Assessed Improvements</b>	\$135,800.00	\$135,800.00	\$135,800.00
<b>Total Assessment</b>	\$202,100.00	\$202,100.00	\$202,100.00

**Exempt Reason****TAXES**

Tax Year	City Taxes	County Taxes	School Taxes	Total Taxes
2016			\$0	\$7,543.32
2008	\$618.42	\$1,420.76	\$3,951.05	\$5,990.23

**MORTGAGE HISTORY**

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
04/14/2020	\$180,000	Ts Guns Proeprties LLC	First National Bank Of Scotia	202013387

**PROPERTY CHARACTERISTICS: BUILDING****Building # 1**

Type	Office Bldg General	Condition	Average	Units
Year Built	1977	Effective Year		Stories
BRs		Baths	F H	Rooms

Total Sq. Ft. 3,080

Building Square Feet (Living Space)	Building Square Feet (Other)
Building Perimeter 228	

**- CONSTRUCTION**

Quality	C	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Central
Exterior Wall		Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

**- OTHER**

Occupancy	Building Data Source
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**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

Feature	Size or Description	Year Built	Condition
Asphalt Paving	6400X4		

**PROPERTY CHARACTERISTICS: LOT**

Land Use	Office Bldg General	Lot Dimensions	100X302
Section	22.15	Block	Lot 52.022
Latitude/Longitude	42.859092°/-73.934897°	Acreage	0.69

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

Gas Source	Road Type
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Electric Source			Topography		
Water Source			District Trend		
Sewer Source		Septic	School District		Scotia-Glenvill
Zoning Code					
Owner Type					

## LEGAL DESCRIPTION

Subdivision					Plat Book/Page		
Section 22.15 Block 2 Lot 52.022					Tax Area		422202
Description L Bldg							

## FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	36093C0156D	01/08/2014

## LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
201332859	Sold	01/04/2014	11/14/2013	\$269,900	01/03/2014	\$255,000	Laura Conrad		Brian J Macken	Coldwell Banker Commercial Prime Properties

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# 122 Saratoga Rd

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**Steven Tomaso**

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