

122 Saratoga Rd

122 Saratoga Rd, Glenville NY 12302



OFFERING MEMORANDUM

IRE INVESTMENT

122 Saratoga Rd

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
 - Local Business Map
- 03 **Property Description**
 - Property Features
- 04 **Financial Analysis**
 - Income & Expense Analysis
- 05 **Demographics**
 - General Demographics
- 06 **Additional Information**
 - Town Tax
 - School Tax
 - CRS Tax Report

Exclusively Marketed by:

Steven Tomaso

IRE Investment

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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

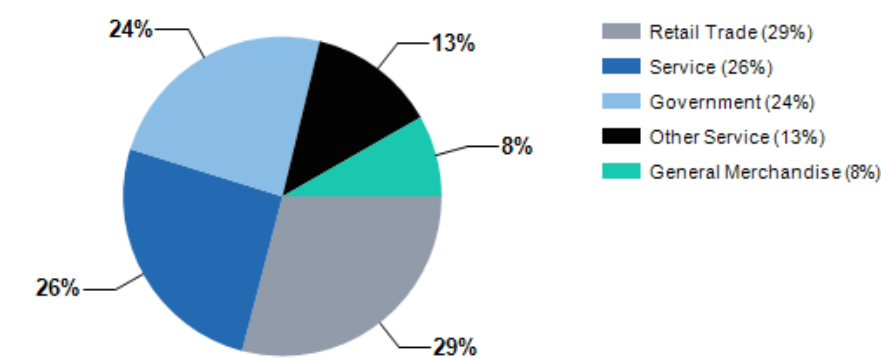
Location

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.

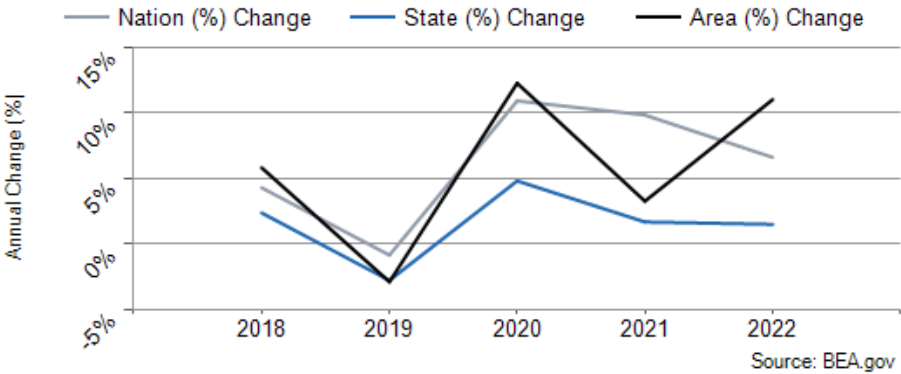
Major Industries by Employee Count

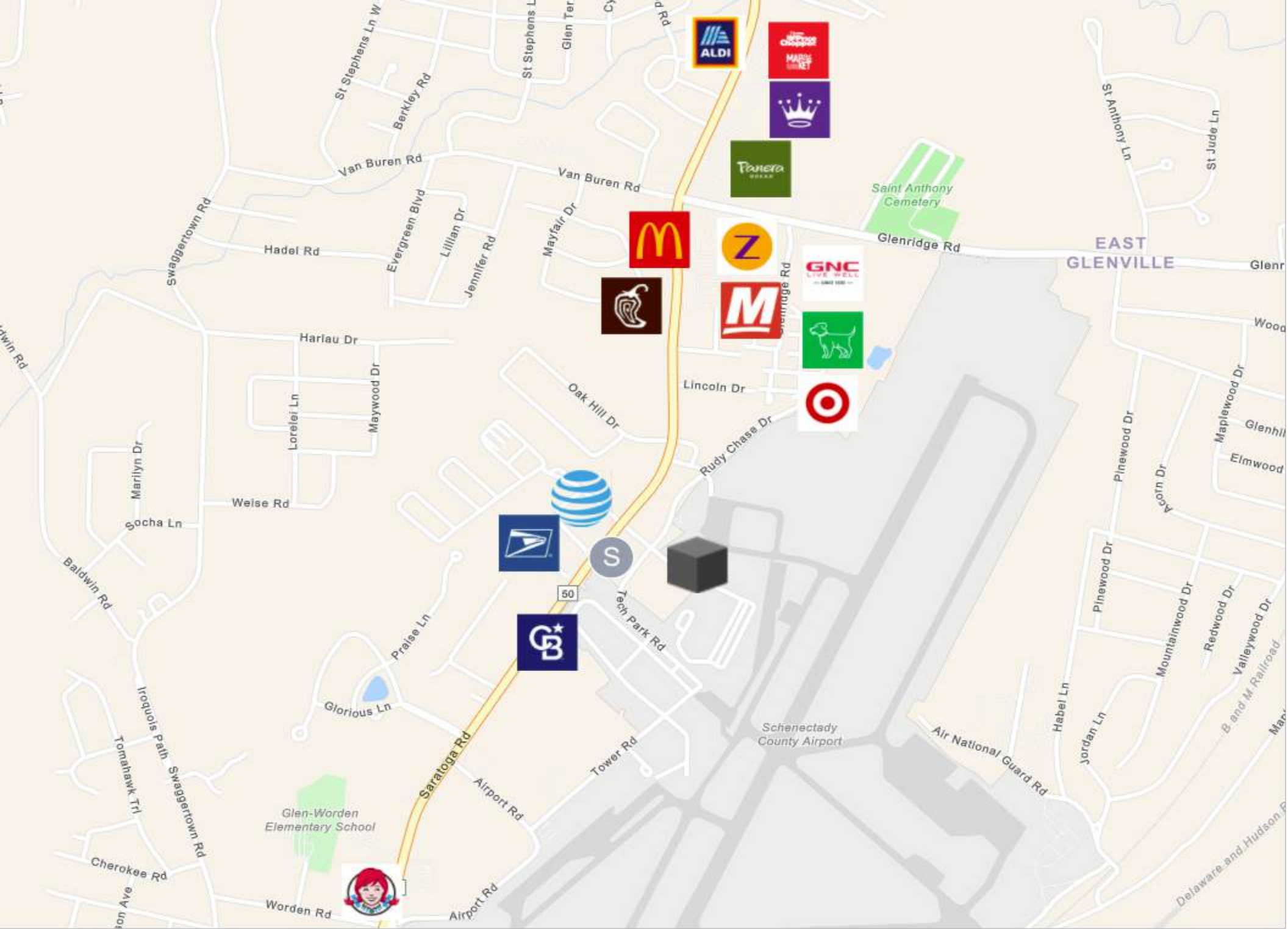


Largest Employers

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

Schenectady County GDP Trend







03

Property Description

Property Features

122 SARATOGA RD

PROPERTY FEATURES	
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	
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	
HVAC	Forced Air / Central Air Conditioning

122 SARATOGA RD

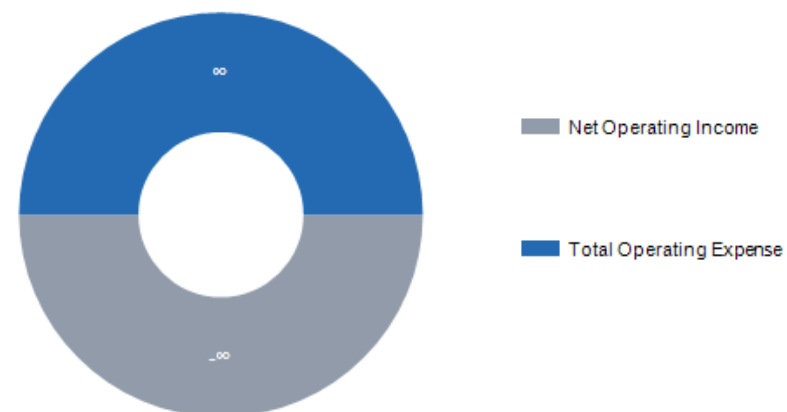
04

Financial Analysis

Income & Expense Analysis

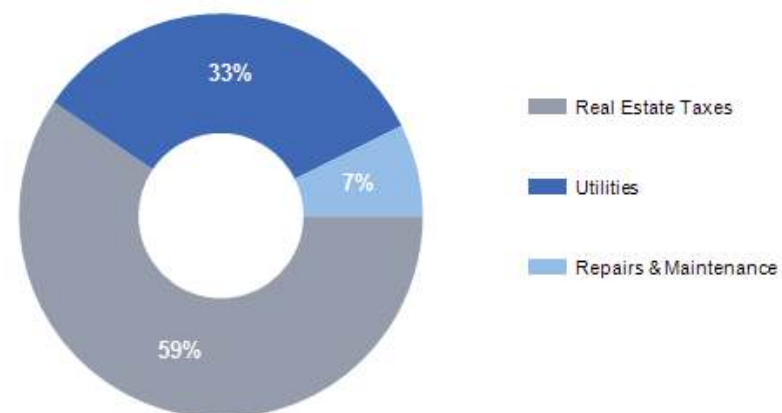
REVENUE ALLOCATION PRO FORMA

INCOME	
Less Expenses	\$13,625
Net Operating Income	(\$13,625)



EXPENSES	
Real Estate Taxes	\$8,106
Repairs & Maintenance	\$1,000
Utilities	\$4,519
Total Operating Expense	\$13,625
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

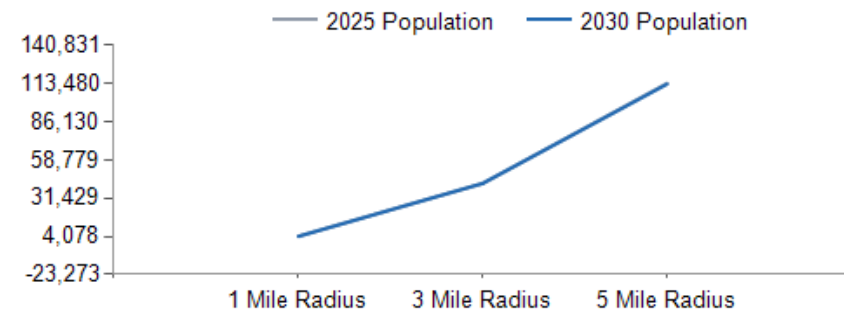
Demographics

General Demographics

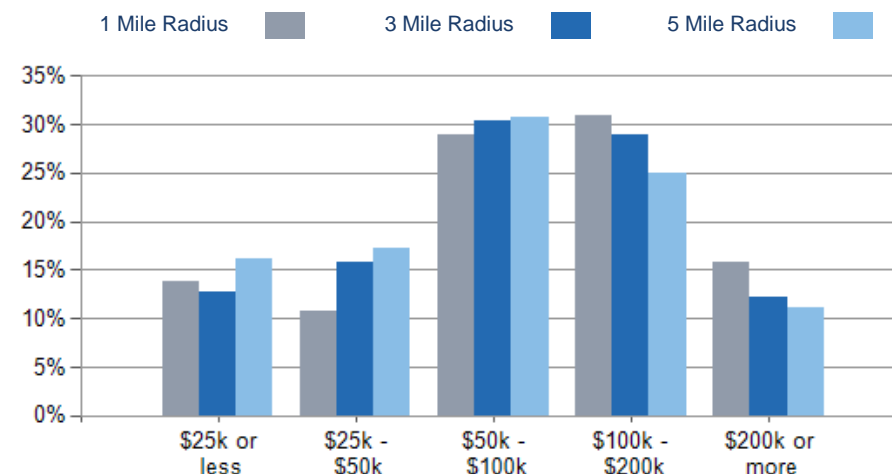
05

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%

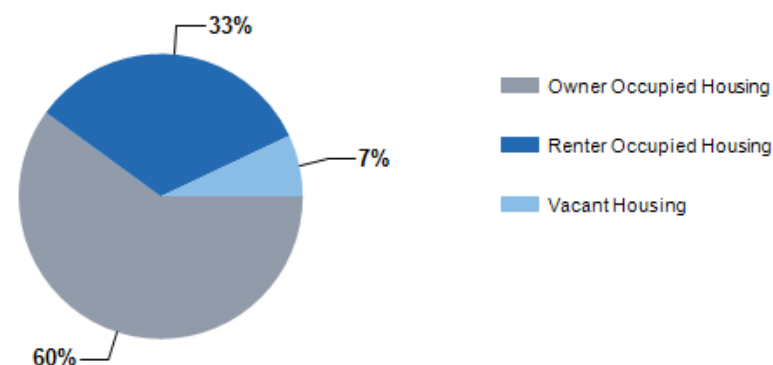
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	137	1,221	4,631
\$15,000-\$24,999	121	1,027	2,972
\$25,000-\$34,999	62	1,364	4,031
\$35,000-\$49,999	141	1,425	4,012
\$50,000-\$74,999	327	3,141	8,340
\$75,000-\$99,999	217	2,207	6,042
\$100,000-\$149,999	372	3,365	7,699
\$150,000-\$199,999	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

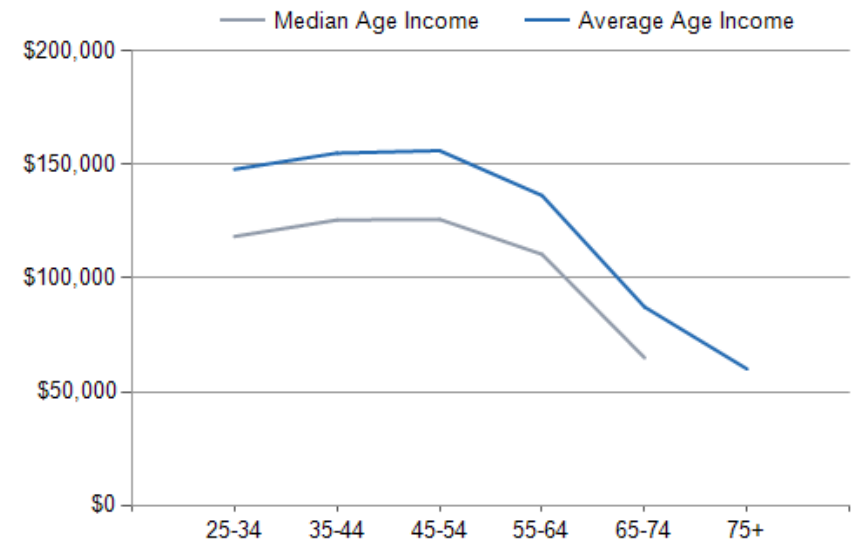
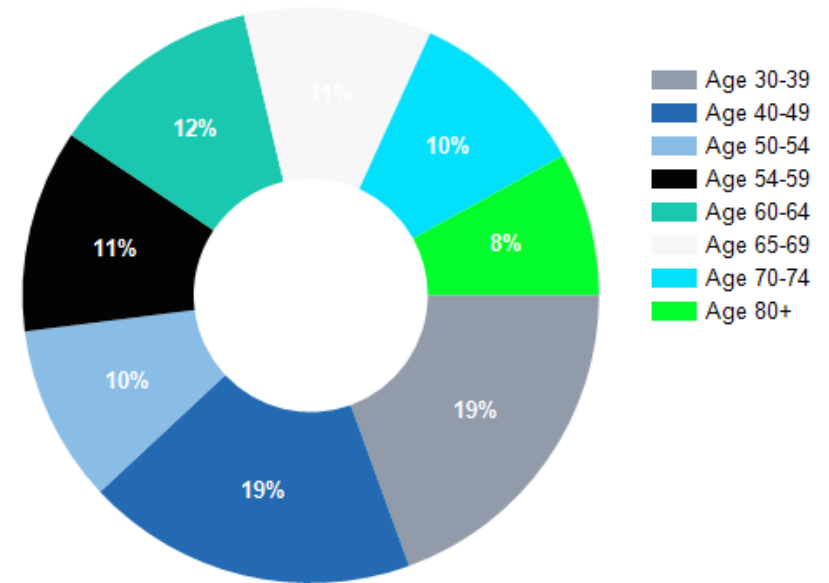


Source: esri

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 & 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

Collection: School 2025		
Fiscal Year Start: 7/1/2025	Fiscal Year End: 6/30/2026	Warrant Date: 9/1/2025
Total Tax Due (minus penalties & 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	Roll Section:	1	Full Market Value:	367455.00
6274 State Highway 30	Property Class:	Office bldg.	Total Assessed Value:	202100.00
Esperance, NY 12056	Lot Size:	100.00 x 302.00	Uniform %:	55.00

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

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 Proeptries 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
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Assessed Land	\$66,300.00	\$66,300.00	\$66,300.00
Assessed Improvements	\$135,800.00	\$135,800.00	\$135,800.00
Total Assessment	\$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		Stories1
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
Section22.15	Block2	Lot52.022	Lot Square Feet30,056
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	Municipal	District Trend	
Sewer Source	Septic	School District	Scotia-Glenvill
Zoning Code	CON		
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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