

194 Guy Park Avenue  
Amsterdam, NY 12010

**FOR SALE \$219,000**



**BUSY CORNER LOT - HIGH TRAFFIC AREA**



Prime commercial space on historic Guy Park Avenue. The corner lot building has recently been updated w/new roof, paved parking lot & fresh paint in/out. Energy efficient double door entrance leads into a large showroom w/sales counter. Off the main room you will find two more large private rooms/offices & two half baths. The back portion of the building has a private office, sink/kitchenette area, storage/break/prep rooms & a walk-in cooler. The building was previously used as convenience store, banking, restaurant/bar & floral shop. High traffic count, 62.5x77 lot, public water/sewer. High end security system/lighting. Nestled next to many other professional businesses. Priced right to allow someone to create their own identity for this building's next chapter.

**BUSINESS: 1,407 SQFT | 0.11ACRES**

Listing Agent

**Chad Majewski**

NYS Licensed Real Estate Broker

☎ 518-774-0437 ✉ chad@chadmajewski.com

🌐 www.chadmajewski.com

