

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**

***Turn Key Professional Space***



**Turn Key professional space available now. 1288 SF situated in Granville, NY.**

Position your business for success in this well-configured commercial building offering **1,288 square feet of functional main-level space** on a rare **double lot totaling 0.36 acres**. Thoughtfully laid out for professional or service-oriented users, the property features a **full waiting room with reception area, six private offices** and **two bathrooms**, providing both efficiency and flexibility for a variety of business uses.

**FOR SALE**  
**\$249,000**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

# 15 Irving Avenue Granville, NY 12832

## EXECUTIVE SUMMARY

This commercial property in **Granville, NY** offers **1,288 square feet of finished main-level space** on a **0.36-acre double lot**, well-suited for professional or service-oriented users. The interior includes a **full waiting room with reception area**, **six private offices**, and **two bathrooms**, providing an efficient and functional layout.

The building also features a **full unfinished basement with an additional 1,288 square feet**, allowing for storage or future expansion. Key infrastructure includes **municipal water and sewer**, **central air conditioning**, and a **Generac generator** for operational reliability. With flexible space, strong utilities, and expansion potential, the property represents a compelling opportunity for owner-users or investors seeking a versatile commercial asset in Granville.

Offered at \$249,000.



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**

LOCATION



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
[amber@CarrowRealEstate.com](mailto:amber@CarrowRealEstate.com)



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

**15 Irving Avenue  
Granville, NY 12832**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

# FOR SALE

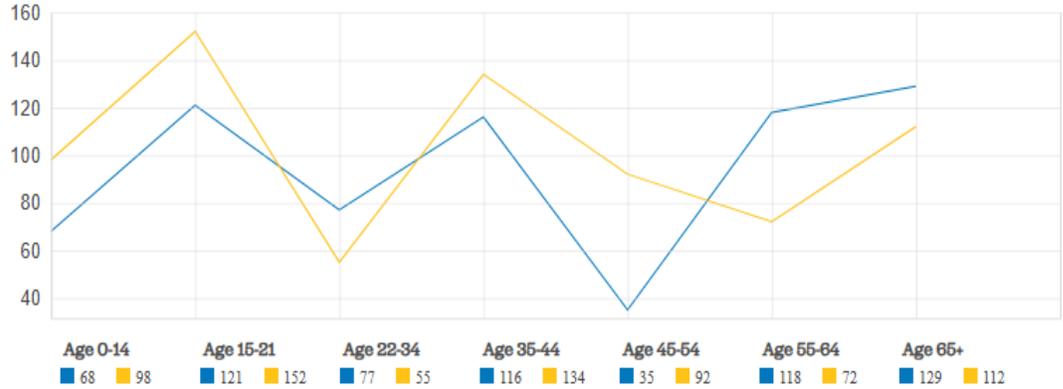
# 15 Irving Avenue Granville, NY 12832

## DEMOGRAPHICS

Total Population: 1,379

View: Numbers

Male Female



## Household Income



## Occupancy



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Amber R. Hensley**  
Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
amber@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.