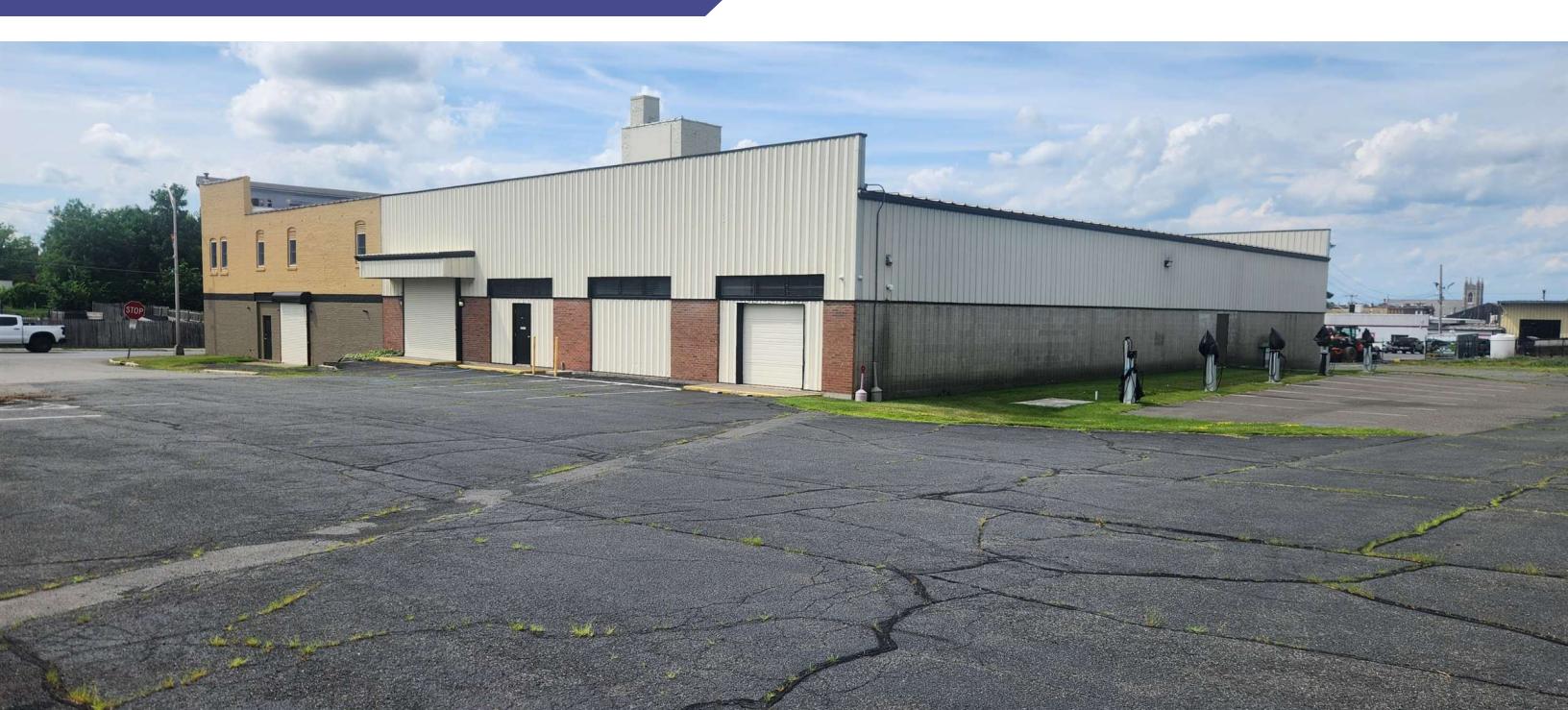


# 2600 6TH AVE

Troy, NY 12180

FOR SALE | MIXED USE BUILDING SPACE

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	28,500 SF
Lot Size:	3.16 Acres
Year Built:	1910
Building Size:	28,500 SF
Zoning:	BD
Price / SF:	-

## PROPERTY OVERVIEW

This historic 28,500 SF building, constructed in 1910, offers a prime investment in the heart of Troy. Zoned BD, this versatile property provides a range of potential uses, making it an ideal prospect for investors seeking a unique and adaptable space. 280 solar panels are located on the roof with a battery back up system, as well as 5 electric vehicle charging stations, this property presents a rare chance to invest in a distinctive asset with unlimited potential.

## PROPERTY HIGHLIGHTS

- 28,500 SF historic building
- Constructed in 1910
- Versatile BD zoning
- Prime Troy location

### Paul Bulmer

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**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

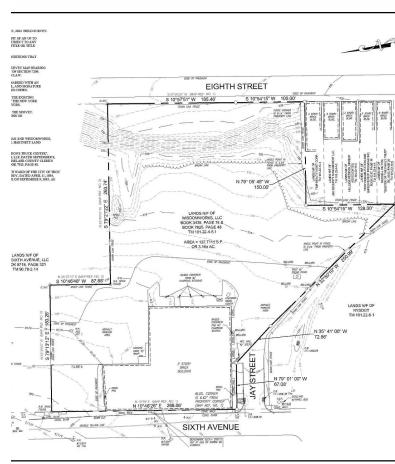
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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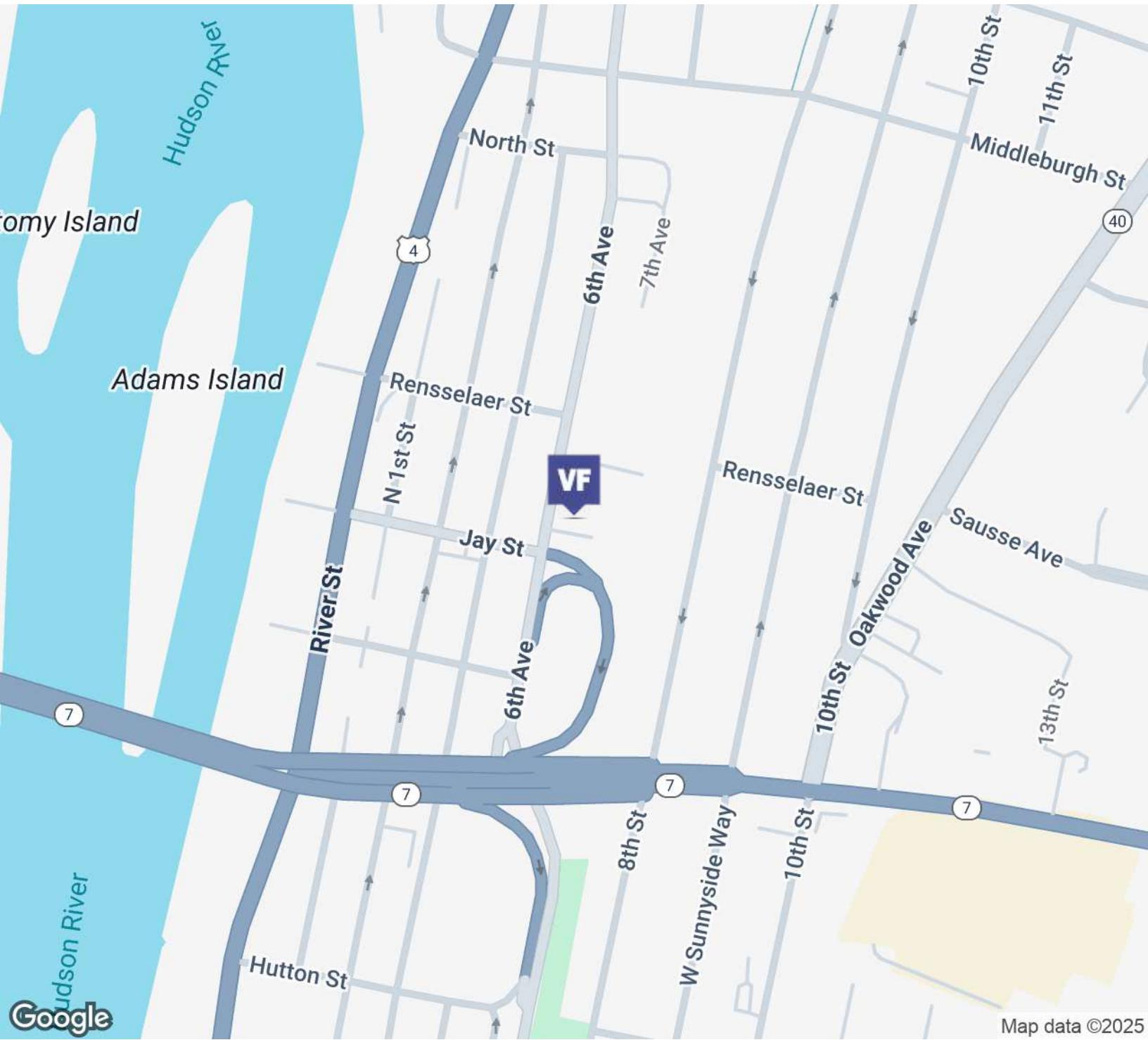
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## LOCATION MAP



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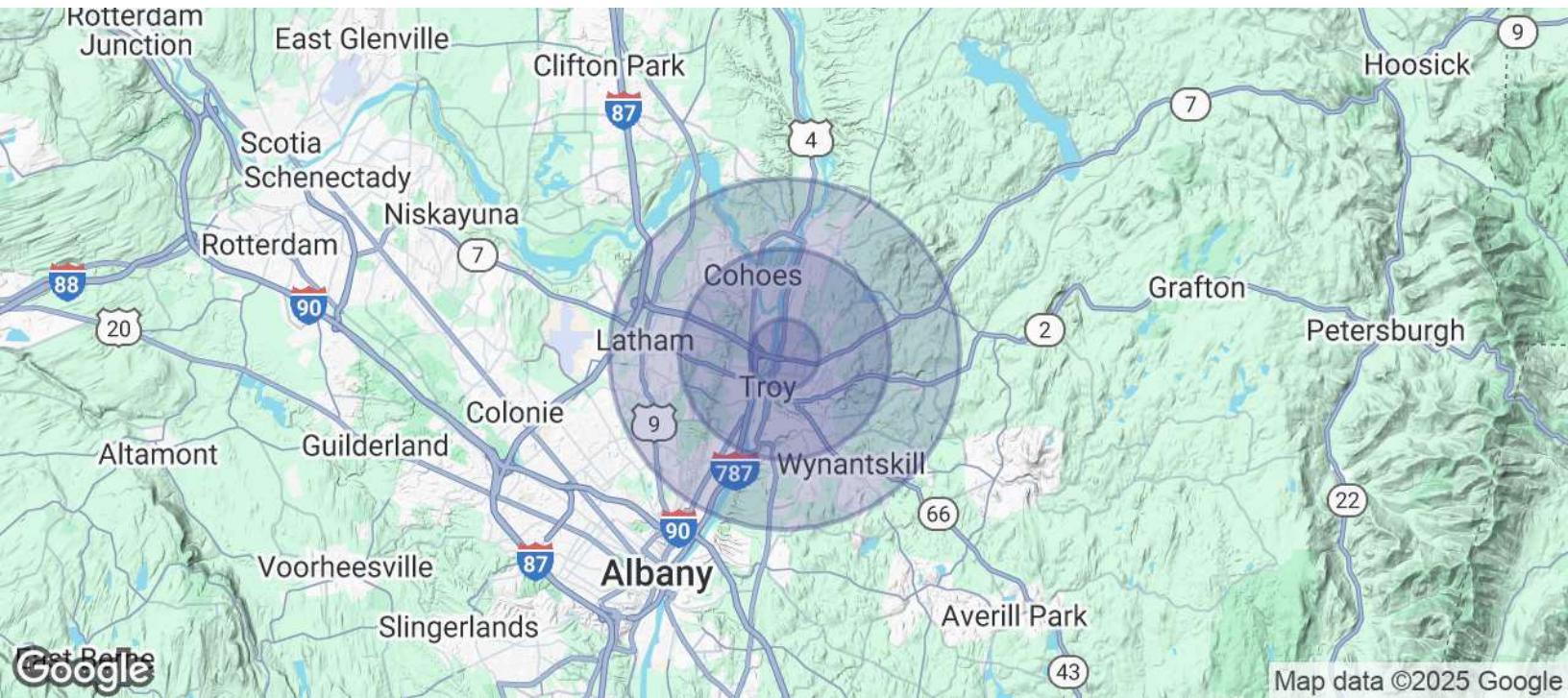
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,506	90,760	148,858
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	37	40	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,606	39,957	63,408
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$67,726	\$80,104	\$96,949
Average House Value	\$265,632	\$264,865	\$304,725

Demographics data derived from AlphaMap

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