

103 Park Street, Altamont, NY 12059

# FORMER KEY BANK

NEW FACADE AND OUTDOOR PATIO AREA PROVIDED BY LANDLORD



## WEST ELEVATION

VILLAGE VAULT CAFE  
PARK STREET~ALTAMONT~NEW YORK

- 2,600 +/- SF freestanding building with a large parking field.
- Located in the heart of the Village of Altamont
- Quality, local Landlord - dedicated to the community and bringing quality businesses/services to the area.

For More Information:

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**Executive Summary**



WALLANT  
ARCHITECTURE

**SOUTH ELEVATION**

VILLAGE VAULT CAFE  
PARK STREET-ALTAMONT-NEW YORK



**OFFERING SUMMARY**

Lease Rate:	Negotiable
Tax Rate:	\$3.91/SF/Year
Available SF:	2,600 SF
Building Size:	2,600 SF
Lot Size:	0.93 Acres
Parking:	+/-30 spaces
Number of Units:	1
Year Built:	1972
Zoning:	CBD
Market:	Capital Region
Submarket:	Altamont

**PROPERTY OVERVIEW**

Excellent retail opportunity in the heart of the Village of Altamont. Landlord is ideally looking for a cafe operator to serve not only the community but as a destination for the greater area. Landlord will provide a full patio for outdoor seating and is putting a new, upscale facade on the building (renderings are available).

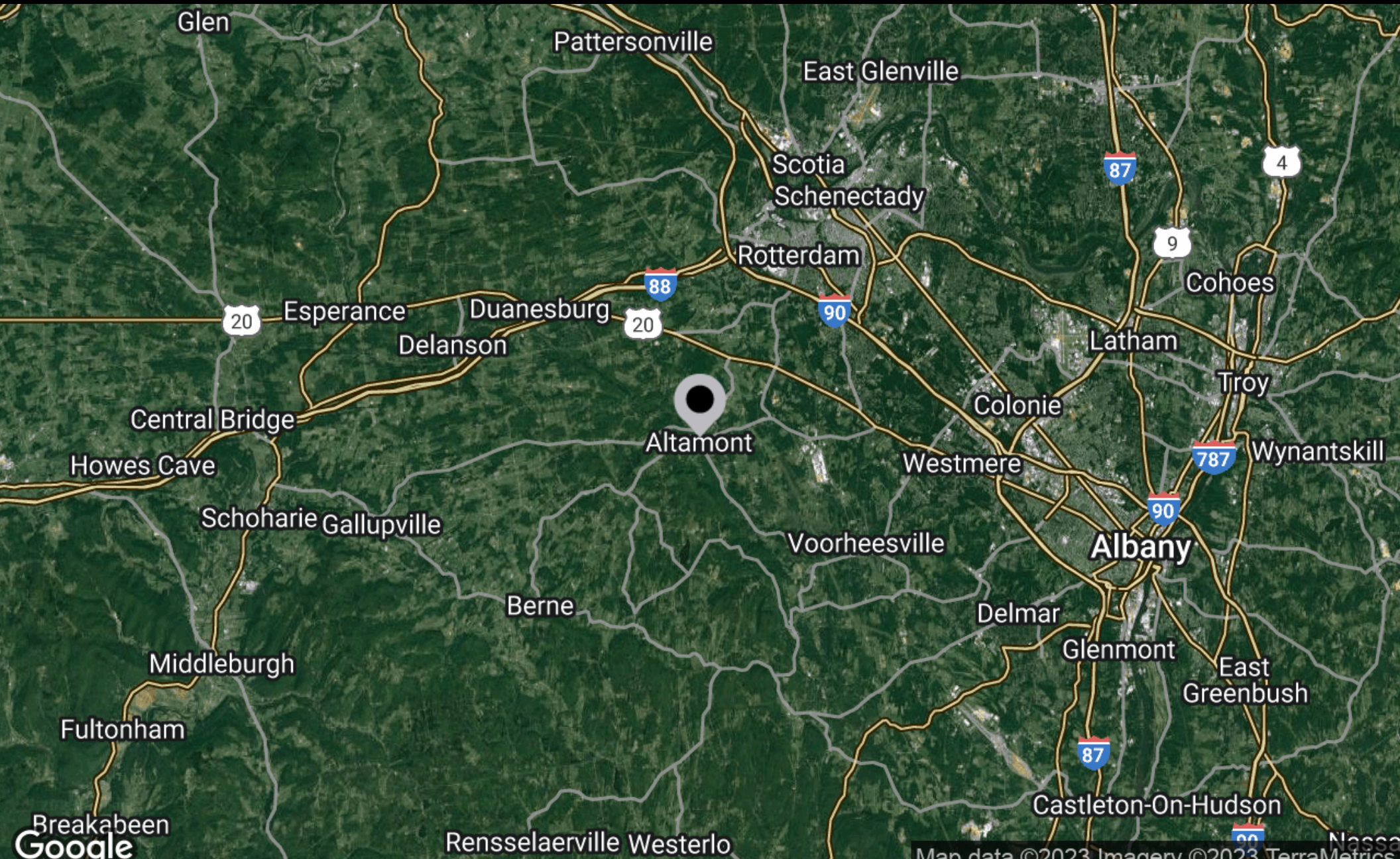
**LOCATION OVERVIEW**

Freestanding former bank building located in the heart of Altamont around much of the new development that is planned in the Village.

**PROPERTY HIGHLIGHTS**

- Landlord is willing to assist with tenant-specific buildout.
- Quality, local landlord who is dedicated to bringing strong tenants/operators to the area.
- Property has a full basement for additional storage and food prep.
- Large, private parking field on site.

Location Map



## Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,185	13,004	169,764
Average Age	46.4	43.2	41.6
Average Age (Male)	46.8	43.1	40.1
Average Age (Female)	46.9	44.0	43.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,753	5,256	75,973
# of Persons per HH	2.4	2.5	2.2
Average HH Income	\$102,842	\$110,954	\$76,096
Average House Value	\$259,276	\$277,628	\$192,390

\* Demographic data derived from 2020 ACS - US Census

