

**FOR
SALE**

112 MAPLE AVENUE

VOORHEESVILLE, NY 12186



FORMER BAR & RESTAURANT

+/-3,368 SF BUILDING

+/-60 VEHICLE ON-SITE PARKING LOT

+/- 1.53 ACRES

POTENTIAL REDEVELOPMENT SITE

V5 ZONING

9,630 TRAFFIC COUNT

40' OF FRONTAGE ON MAPLE AVE WITH (2) CURB CUTS

ACROSS FROM VOORHEESVILLE ELEMENTARY SCHOOL

IN AN AREA OF TREMENDOUS GROWTH AND DEVELOPMENT WITH
OVER 400 NEW HOMES CURRENTLY BEING BUILT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
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KEAN L. BOUPLON

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FOR SALE @

\$850,000

**FOR MORE
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Adding Value Through Professional Real Estate Services

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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2018 Total Population:	8,267	35,747	267,663
2023 Population:	8,359	36,250	269,314
Pop Growth 2018-2023:	1.11%	1.41%	0.62%
Average Age:	42.40	41.70	39.50
Households			
2018 Total Households:	3,282	15,427	110,488
HH Growth 2018-2023:	1.10%	1.45%	0.62%
Median Household Inc:	\$94,513	\$86,387	\$64,030
Avg Household Size:	2.50	2.30	2.30
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$286,379	\$277,813	\$219,385
Median Year Built:	1970	1974	1958

PROPERTY DETAILS

- 3,368 SF Former Bar and Restaurant
- 60 Vehicle On-Site Surface Parking Lot
- 1.53 Acres
- Two (2) Stories with 2,324 SF Basement
- Constructed in 1970
- Wood Frame Construction
- Forced Hot Air and Central Air Cooling
- Asphalt Shingle Roof
- Municipal Sewer
- Private Well Water
- Real Estate Taxes: \$5,582.19

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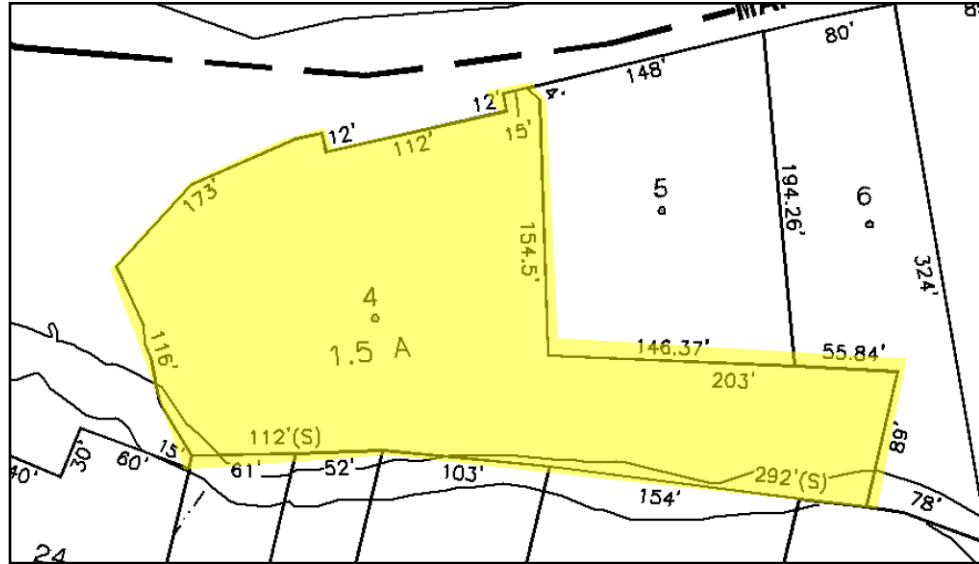
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TAX MAP



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LOCATION



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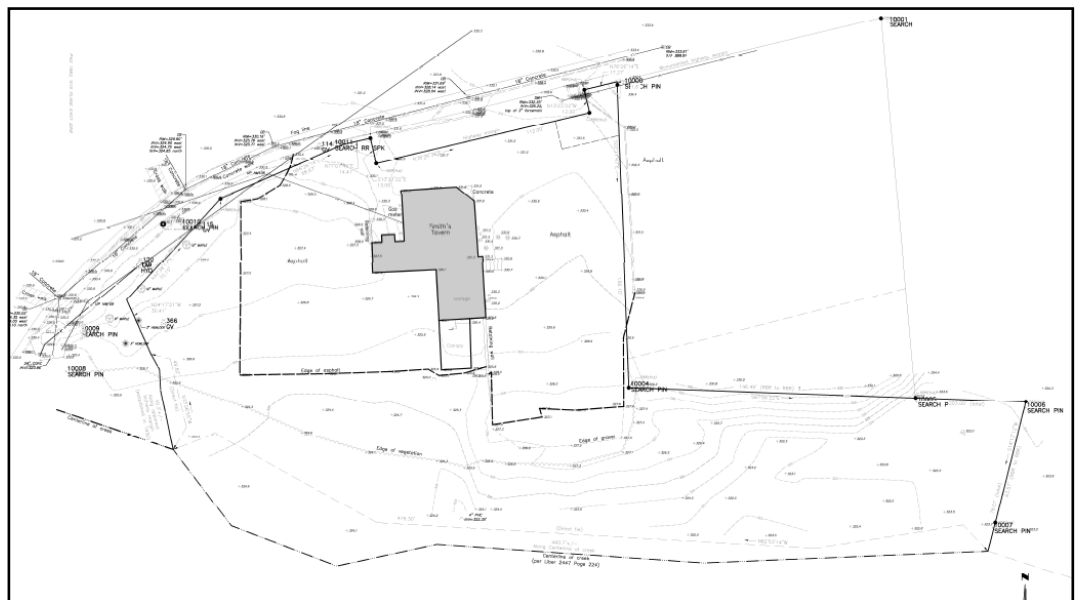
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AERIAL VIEW



SURVEY



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EXTERIOR
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