

# 191

**WALLINS CORNERS ROAD**  
AMSTERDAM, NY 12010

**AVAILABLE FOR SALE**  
*CONVENIENT OFFICE LOCATION*

Exclusively Presented By:

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**BERKSHIRE  
HATHAWAY** | BLAKE,  
HOMESERVICES REALTORS®

COMMERCIAL DIVISION



**FOR SALE: \$295,000**

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191 WALLINS CORNERS RD

# KEY FACTS

**5,400± SF**

Conveniently located office building.

**1.4 Acre**

Total lot size.

**15±**

Private parking spaces.

**B-1**

Commercial zoning.

**BLOCK & METAL**

Construction.

**\$12,570.26**

Total annual taxes.

Former animal hospital situated on a 1.4-acre site in the Town of Amsterdam, offering convenient access less than one mile from Route 30 and near established retail, medical, and professional amenities. The building features a functional layout with a recently renovated reception area, multiple exam rooms, treatment space, and kennel areas. Well-suited for continued veterinary use or adaptable for medical, professional office, or related commercial uses.



## VISIBLE SIGNAGE

Located at Wallins Corners Rd frontage.



## OUTFITTED MEDICAL

Historically utilized for animal hospital.



## SPACIOUS LOT

Allowing for building expansion or outdoor services.



## ON-SITE PARKING

Over 15 surface spaces available in private lot.

PYLON SIGNAGE AT ROAD





OFFICE CORRIDOR



RECEPTION AREA



EXAM ROOM



LAB AREA



EXAM ROOM



EXAM ROOM



KENNEL RUN AREA



KENNEL ROOM



TREATMENT ROOM

# LOCAL MAP



# AREA MAP



# MARKET OVERVIEW

**Amsterdam, New York** is in Montgomery County in the state of New York. The city is situated in the Mohawk Valley region of upstate New York. It is approximately 30 miles northwest of Albany, the capital of New York State.

**History.** Amsterdam was first settled in the late 19<sup>th</sup> century and officially incorporated as a city in 1885. The area was initially known for its access to water transportation, as the Erie Canal passed through the city. Amsterdam thrived as an industrial center, particularly in the carpet and textile manufacturing industries, during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

**Economy.** Amsterdam has a population of approximately 18,000 people and the economy has diversified over the years. While manufacturing, including carpet and textile production, played a significant role in the past, the city has seen a decline in these industries. Today, Amsterdam's employment is in services, healthcare, retail and education.

**Transportation.** Amsterdam is well connected to other parts of New York State and beyond. The city is located near major transportation routes, including the New York State Thruway (I-90) and State Route 30. Albany International Airport is the nearest airport, located 30 miles southeast of Amsterdam. Amsterdam is home to a train station on the Amtrak line which services the entire state of New York and areas of Canada.

**Culture and Attractions.** Amsterdam offers several cultural and recreational attractions. The city is known for its rich heritage, and there are numerous historic buildings, including Victorian-style houses and buildings from the industrial era. Local attractions include the Mohawk Valley Gateway Overlook which spans the width of the Mohawk River, and the Walter Elwood Museum, which showcases the region's history.

**Recreational Opportunities.** Outdoor enthusiasts can explore the nearby Adirondack Mountains, which offer opportunities for hiking, camping, boating, fishing, and skiing. The Mohawk River provides additional options for boating, fishing, and other water activities.



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