

# 18,986 SF

OFFICE/RETAIL BUILDING

## FOR SALE

2537 ROUTE 9, MALTA, NY 12020



DRIVE-THRU  
LANE



UNDER 1 MILE  
TO I-87



PROMINENT  
LOCATION ALONG  
GROWING ROUTE 9  
CORRIDOR



**STANDARD BROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: jtranvaag@standardbrokerageco.com



# FOR SALE | 2537 ROUTE 9, MALTA, NY

## PROPERTY OVERVIEW

|                   |                          |
|-------------------|--------------------------|
| Construction      | Wood                     |
| Roof              | EPDM and Asphalt Shingle |
| Stories           | 2                        |
| Year Built        | 2011                     |
| Building Size     | 18,986 SF                |
| Lot Size          | 1.66 Acres               |
| Asking Price      | Unpriced                 |
| Real Estate Taxes | \$79,237 Est.            |
| Income & Expenses | Contact Listing Broker   |
| Vacant Suites*    | 11,744 SF                |

1st Floor Former Restaurant: 6,274 SF

1st Floor Former Branch w/ Drive-Thru Lane: 2,400 SF

2nd Floor Medical Suite: 3,070 SF

\* Usable Square Feet

|                           |                                                             |
|---------------------------|-------------------------------------------------------------|
| Lighting                  | LED                                                         |
| Utilities (Gas, Electric) | National Grid                                               |
| Water and Sewer           | Municipal                                                   |
| Zoning                    | Downtown District (DX-3) <a href="#">[Zoning Code Link]</a> |
| Delivery                  | Immediate                                                   |
| Only Available for Sale   |                                                             |



**STANWARDBROKERAGE**  
COMPANY  
4 Executive Park Drive  
Albany, NY 12203  
[standardbrokerageco.com](http://standardbrokerageco.com)

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: [tculberson@standardbrokerageco.com](mailto:tculberson@standardbrokerageco.com)

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: [smcdonnell@standardbrokerageco.com](mailto:smcdonnell@standardbrokerageco.com)

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: [jtranvaag@standardbrokerageco.com](mailto:jtranvaag@standardbrokerageco.com)



# FOR SALE | 2537 ROUTE 9, MALTA, NY



**STANDBROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: jtranvaag@standardbrokerageco.com



# FOR SALE | 2537 ROUTE 9, MALTA, NY



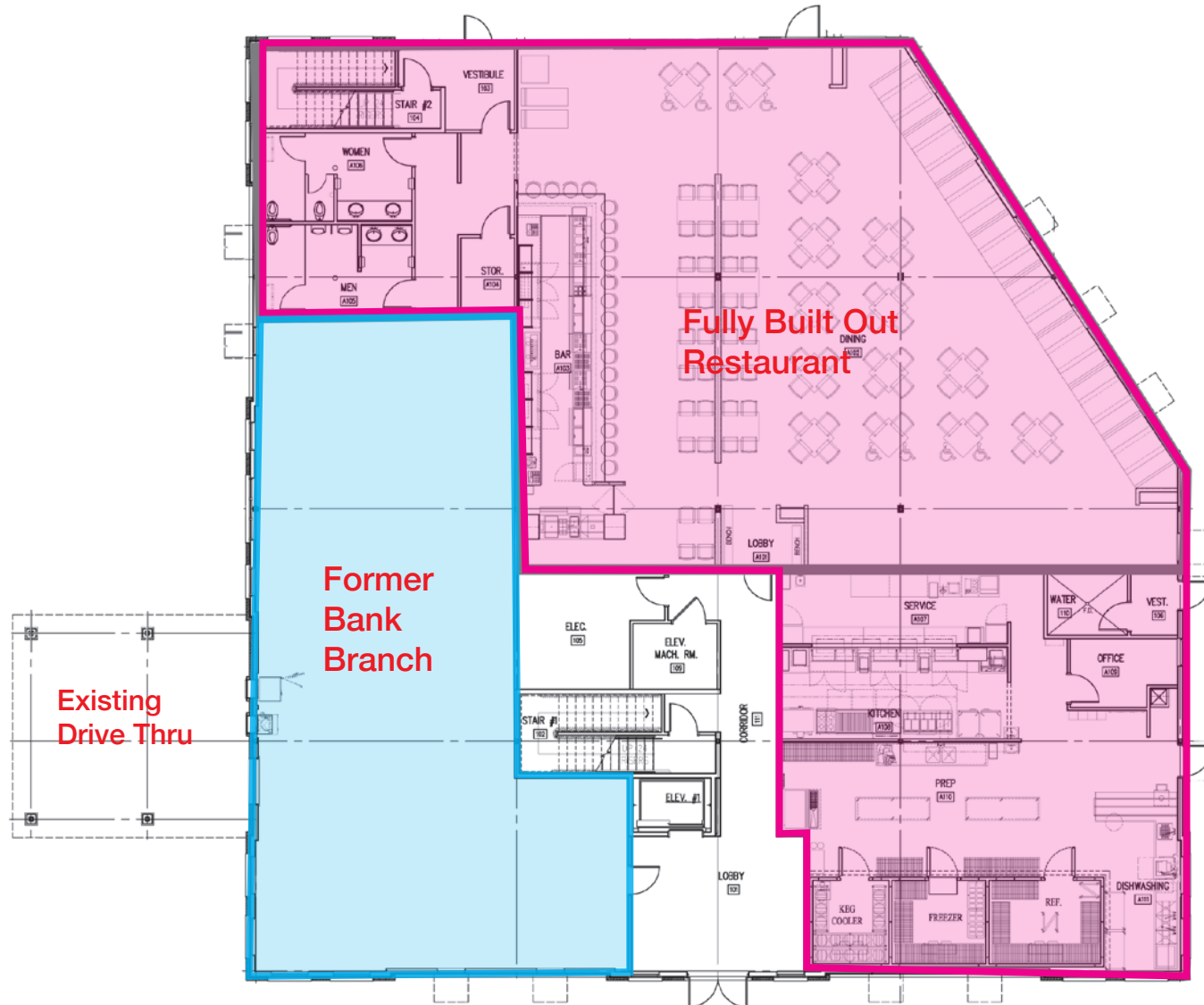
**STANDBROKERAGE**  
COMPANY  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: jtranvaag@standardbrokerageco.com

# FOR SALE | 2537 ROUTE 9, MALTA, NY



**First Floor**



**STANDBROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

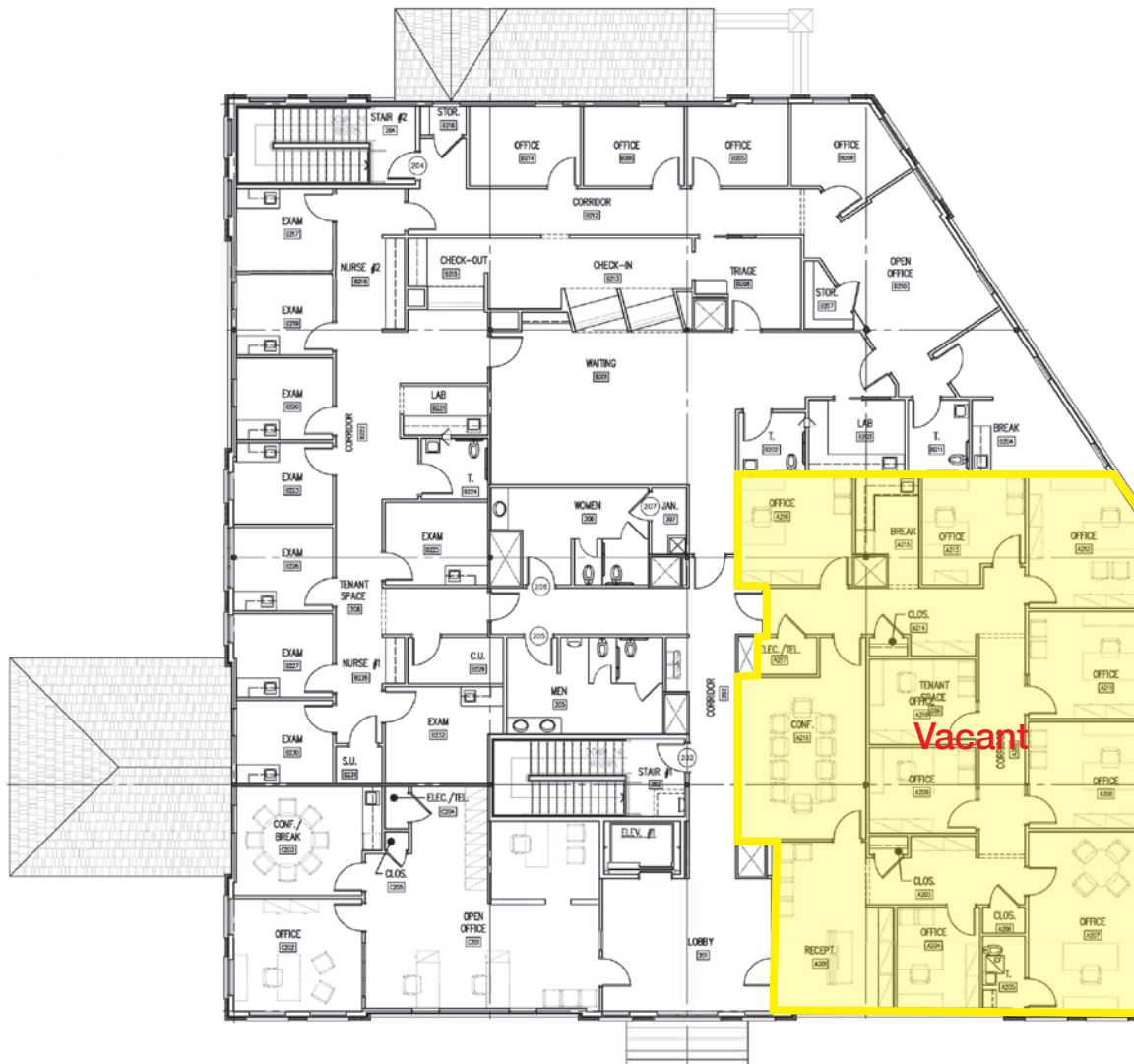
**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: jtranvaag@standardbrokerageco.com



# FOR SALE | 2537 ROUTE 9, MALTA, NY



**Second Floor**



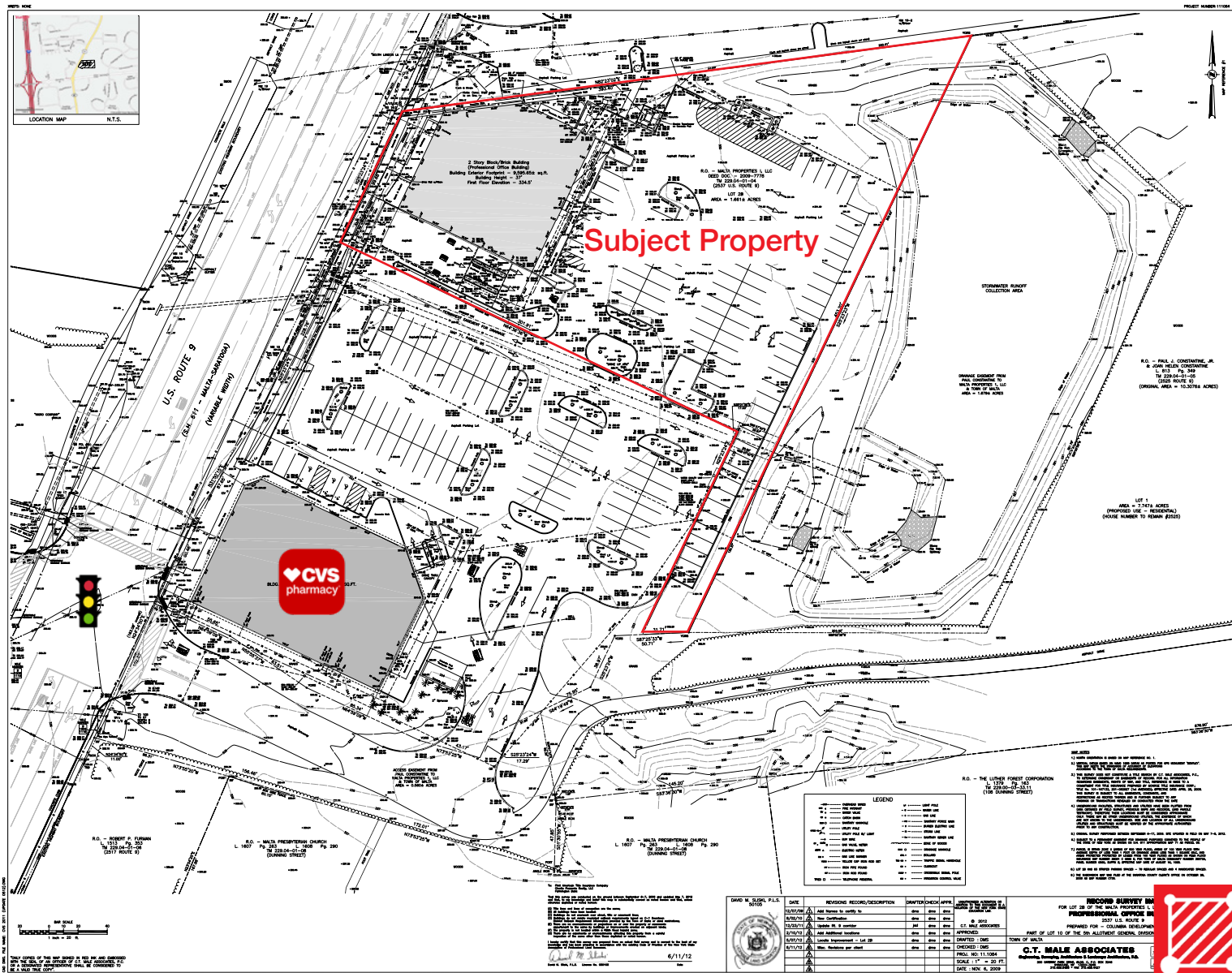
**STANWARDBROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: jtranvaag@standardbrokerageco.com

**FOR SALE | 2537 ROUTE 9, MALTA, NY**



**STANDARD BROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: [tculberson@standardbrokerageco.com](mailto:tculberson@standardbrokerageco.com)

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: [smcdonnell@standardbrokerageco.com](mailto:smcdonnell@standardbrokerageco.com)

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: [jtranvaag@standardbrokerageco.com](mailto:jtranvaag@standardbrokerageco.com)



# FOR SALE | 2537 ROUTE 9, MALTA, NY



**STANWARDBROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: jtranvaag@standardbrokerageco.com



# FOR SALE | 2537 ROUTE 9, MALTA, NY

## HIGHWAY ACCESS



|                              |            |
|------------------------------|------------|
| Albany International Airport | ±25 miles  |
| Downtown Albany              | ±26 miles  |
| I-87 (Exit 12)               | ±1.5 miles |

## CAPITAL REGION



| Demographics                             | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------------------------|-----------|-----------|-----------|
| Population                               | 3,622     | 19,341    | 39,960    |
| Avg Household Income                     | \$169,799 | \$138,606 | \$146,190 |
| Est. Adjusted Daytime Demographics (16+) | 2,292     | 11,377    | 23,317    |

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



**STANDBROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

**JESSE TRANVAAG**  
Licensed Real Estate Salesperson  
M: (607) 437-3351  
O: (518) 618-0590, ext. 406  
E: jtranvaag@standardbrokerageco.com