



**FOR SALE**

**109 LEGION DRIVE  
COBLESKILL, NY 12043**

**1,943± SF**

**MEDICAL OFFICE  
SPACE AVAILABLE**

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109 Legion Drive

Cobleskill, NY 12043



[Click To View Virtual Tour](#)

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**Property Highlights**

Turnkey Medical Office Located Minutes From The Heart Of Cobleskill.

- (2) Offices
- (3) Exam Rooms
- Breakroom with Kitchenette
- Some FF&E Negotiable
- Recently Repaired Roof
- Can Be Renovated For Residential Use
- Estimated Real Estate Taxes: \$10,374
- Tax ID#: 56.18-5-12

Demographic	1 Mile	3 Miles	5 Miles
Population	3,133	6,230	9,098
Households	1,635	2,459	3,682
Average H.H. Income	\$104,656	\$114,022	\$111,778
Daytime Employees	2,948	4,499	5,458
Source:	ESRI		

Traffic Counts	
East Main Street	14,142 AADT
North Grand Street	5,846 AADT
Source:	NYS DOT

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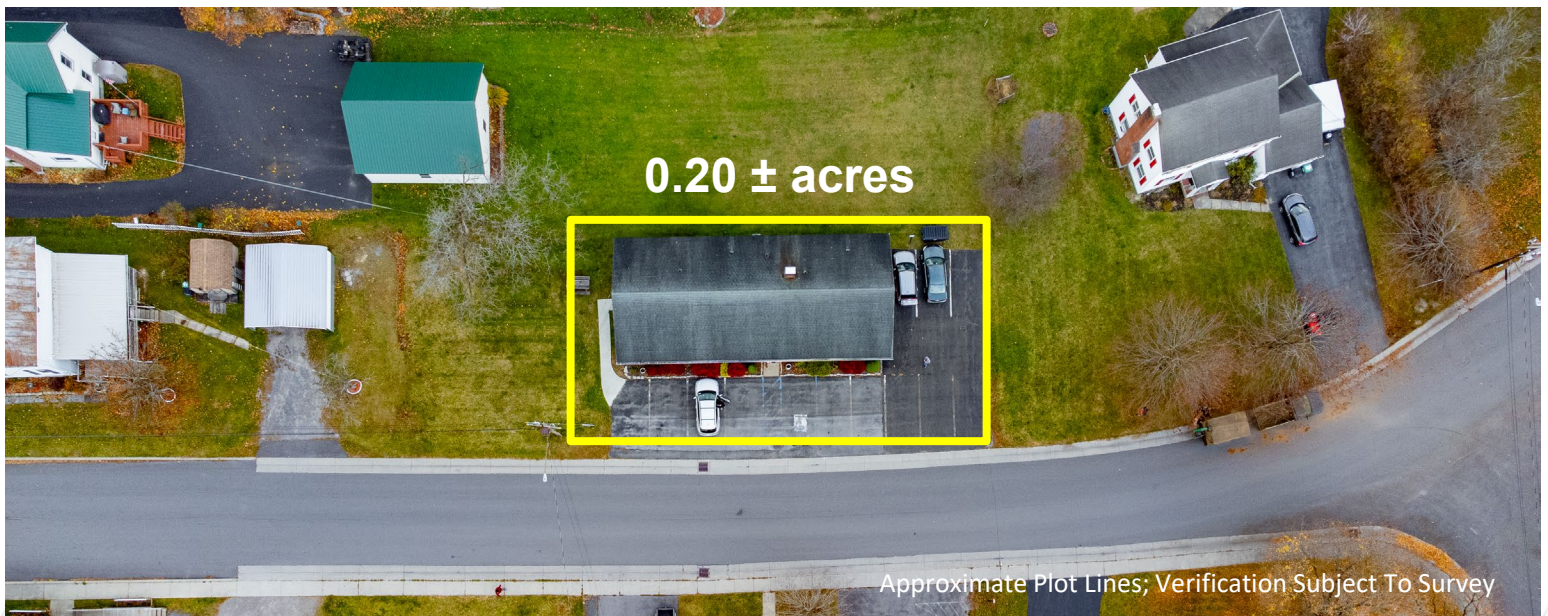
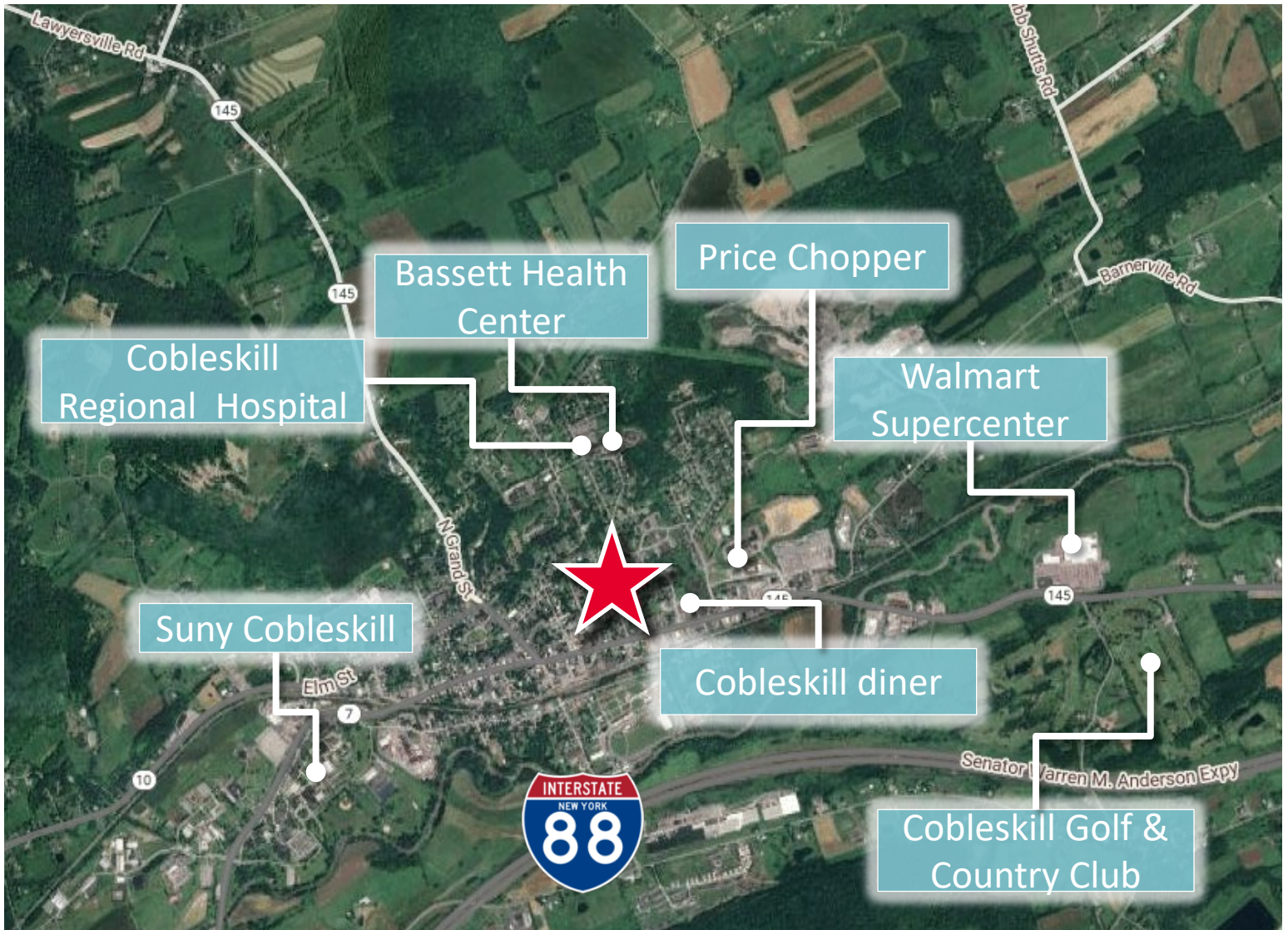


## Property Highlights

Address	109 Legion Drive, Cobleskill NY	Fire Protection	Yes
Year Built	1972	Current Use	Medical Office
Total Building SF	1,943± SF	Stories	1
Property Sub Type	Office	Zoning	R3
Construction	Brick	Floor	Tile
Land Area	0.20 ± acres	Lighting	Fluorescent
Parking	13 Parking Spaces	HVAC	Forced Air
Clear Height	10'	Water & Sewer	Municipal
Real Estate Taxes	\$10,374	Tax ID#	56.18-5-12

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Approximate Plot Lines; Verification Subject To Survey

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**For additional information, please contact:**



## **Michael Struzzi**

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