

MULTI-USE INDUSTRIAL PROPERTY FOR SALE

799 COUNTY RT 111 - GREENVILLE, NY 12087

Excellent Opportunity For Investor Or Owner/User



PROPERTY DESCRIPTION

Maximize your investment potential with this exceptional 5,224 SF industrial property in Greenville, NY. Built in 1960 and strategically zoned RDA, this property is tailor-made for industrial, fabrication/manufacturing, warehouse, or distribution purposes. With two 12FT overhead drive-in doors, and updated office space and restroom facilities, it provides the essential features for seamless operations. With 3 phase power and an additional 1,900 SF garage building, plus an existing 2,400 SF pre-poured slab, this property is primed for expansion and efficiency. Its ideal location in Albany County, with convenient access to I-87, further enhances its appeal for discerning investors or owner/users in the industrial and warehouse sectors. This property would serve well for an owner/operator with additional space to lease out to potential tenants for bonus income. Currently there is a tenant renting truck parking spaces on a month to month basis. Boasting ample acreage for outdoor storage, additional parking or future expansion. Call for your private showing today.

PROPERTY HIGHLIGHTS

- - 5,224 SF building
- - Two 12FT overhead drive-in doors
- - Ample acreage for expansion
- - Updated office space and restroom
- - Zoned RDA for industrial use
- - 3 Phase power for enhanced operations
- - Additional 1,900 SF garage building
- - 2,400 SF pre-poured slab
- - Access to I-87 for transportation efficiency

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	2.81 Acres
Building Size:	5,224 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAY FEINBERG
Lic. Associate R.E. Broker
O: 845.636.0377
C: 845.863.6116
jay.feinberg@kwcommercial.com
NY #10301202659

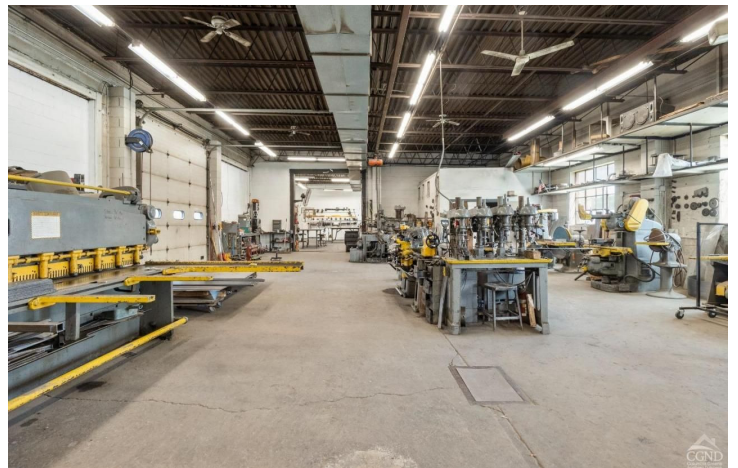
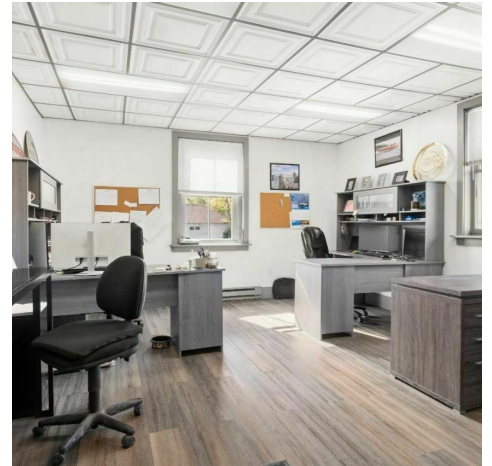
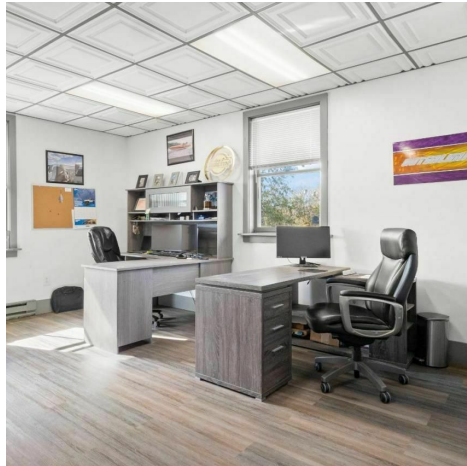
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9 Bert Crawford Rd
Middletown, NY 10940

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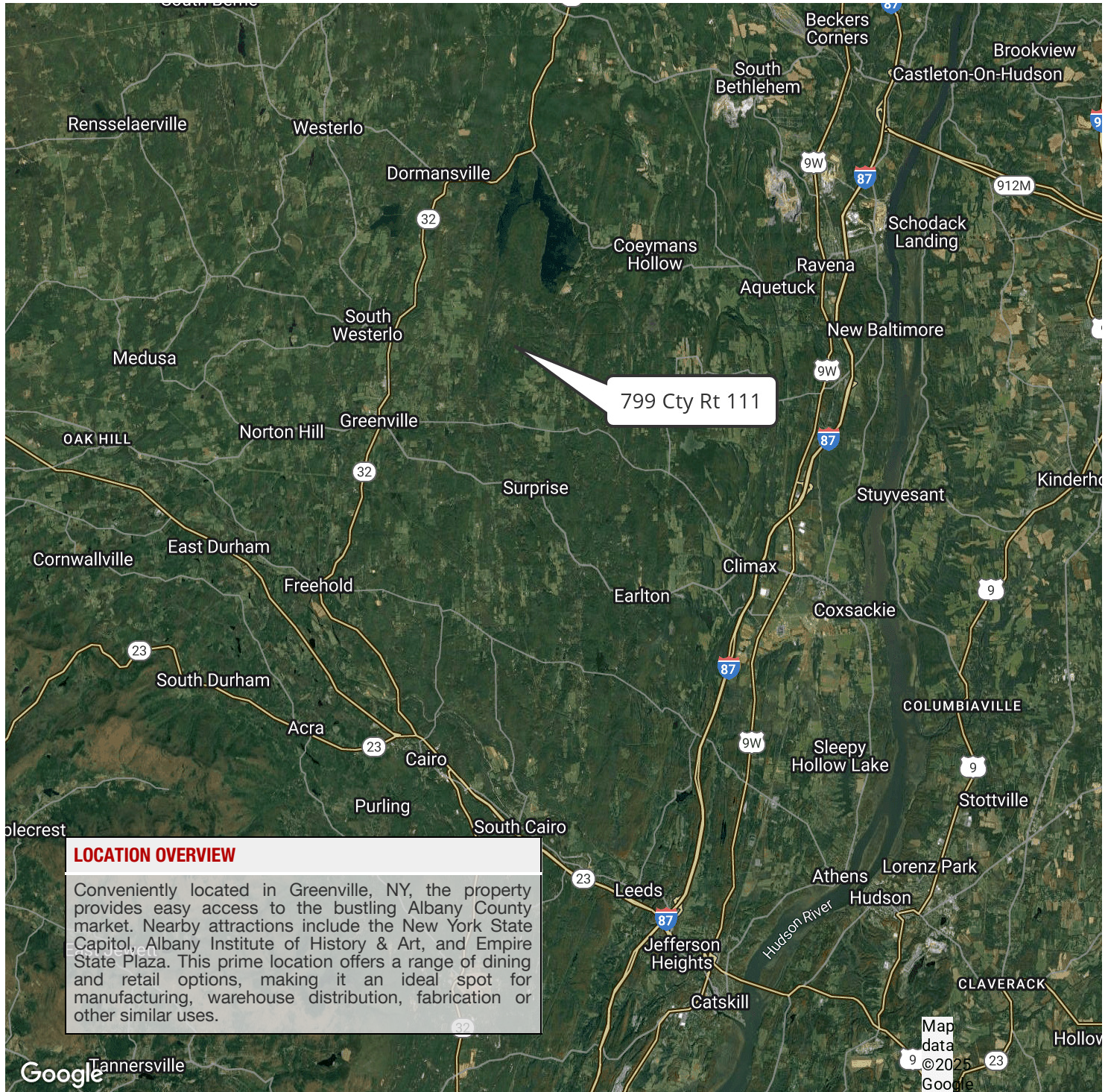
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