

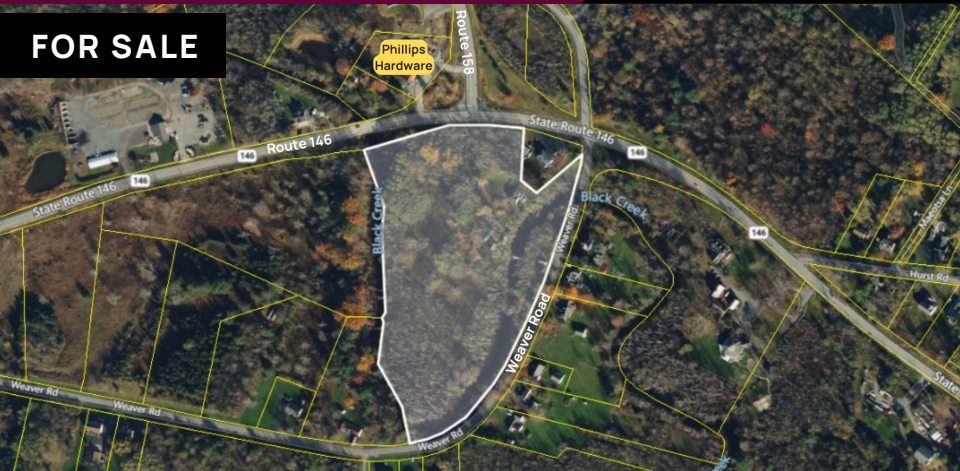
4441 WEAVER ROAD

ALTAMONT, NY 12009

**BERKSHIRE
HATHAWAY** | BLAKE, REALTORS®
HOME SERVICES

COMMERCIAL DIVISION

FOR SALE



**HIGHLY VISIBLE PARCEL
WITH TREMENDOUS OPPORTUNITY**

Offered At:
\$620,000

Lot Size: 11.8 Acres

Frontage: 553'

Zoning: General Business

Tax ID: 38.00-1-23

School District: Guilderland

Taxes: \$6,721.07 (est.)

Unlock the potential of this expansive 11.8-acre parcel, zoned for General Business. Located on a high-visibility roadway, this property has daily traffic count of 6,200 to 9,200 vehicles, ensuring maximum exposure for your business endeavors. The property is ready for development with water conveniently available at the curb. The surrounding area reflects strong market potential, with an average household income of \$123,000 within a 3-mile radius. Adding to its appeal, the property features a well-maintained home in good condition that is currently rented.

CONTACT INFORMATION

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COMMERCIAL DIVISION™

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