

FOR SALE

1931 Route 9

CLERMONT, NY 12526

37,000 SF Warehouse



HOULIHAN LAWRENCE
COMMERCIAL





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37,000
SQFT

\$695,000
OFFERED AT

Large warehouse with a small two-story building and a metal pole barn. Warehouse encompasses approximately 37,000 SF of usable space. Storage barn is approximately 5,560 SF and 2-story office building approximately 1,000 SF. The main warehouse is estimated to be over 95 yrs old at its oldest section, with several additions added over the years. Only approximately 1/3 of building is being realistically used and that consists of two large refrigerator/coolers with an associated loading bay area. The balance of the building is either unusable due to condition or is simply not needed. The main focus over the past years has been food distribution. There is so much potential for redevelopment or lease out.



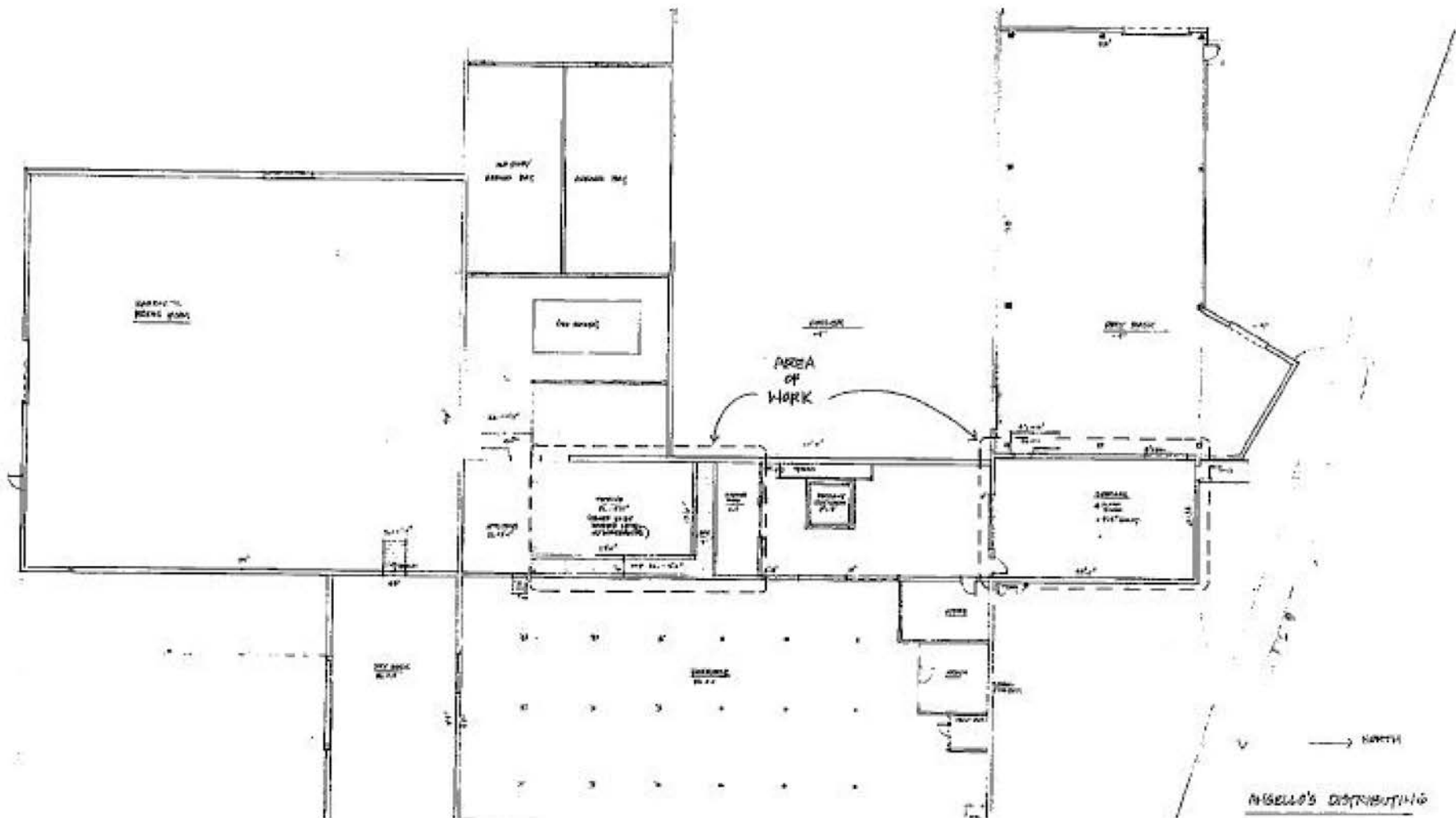
PROPERTY FEATURES

- › MAIN WAREHOUSE ESTIMATED 37,362 SF WITH APPROX. 6,000 SF COLD STORAGE
- › STORAGE BARN 5,560 SF METAL CLAD POLE BARN
- › 2 STORY OFFICE BUILDING APPROX. 1,000 SF
- › CURRENT USE OF BUILDING: WAREHOUSE/STORAGE, 2 LARGE
- › REFRIGERATOR/COOLERS FOR FOOD AND PRODUCE DISTRIBUTION
- › ELECTRICAL SERVICE: 640 VOLT, 3-PHASE SYSTEM
- › ZONING: RLB - RESIDENTIAL LIMITED BUSINESS, ALLOWS PRIMARILY
- › FOR RESIDENTIAL USE WITH LIMITED COMMERCIAL AND BUSINESS USES
- › UTILITIES: PUBLIC ELECTRIC, PRIVATE WATER AND SEPTIC
- › LOCATION: COLUMBIA COUNTY IS LOCATED IN THE EASTERN PORTION OF NEW YORK STATE ALONG THE BANKS OF THE HUDSON RIVER
- › APPROXIMATELY 110 MILES NORTH OF NYC, 18 MILES SOUTH OF ALBANY AND 165 MILES FROM BOSTON & SYRACUSE
- › LAND AREA: 2.79 ACRES

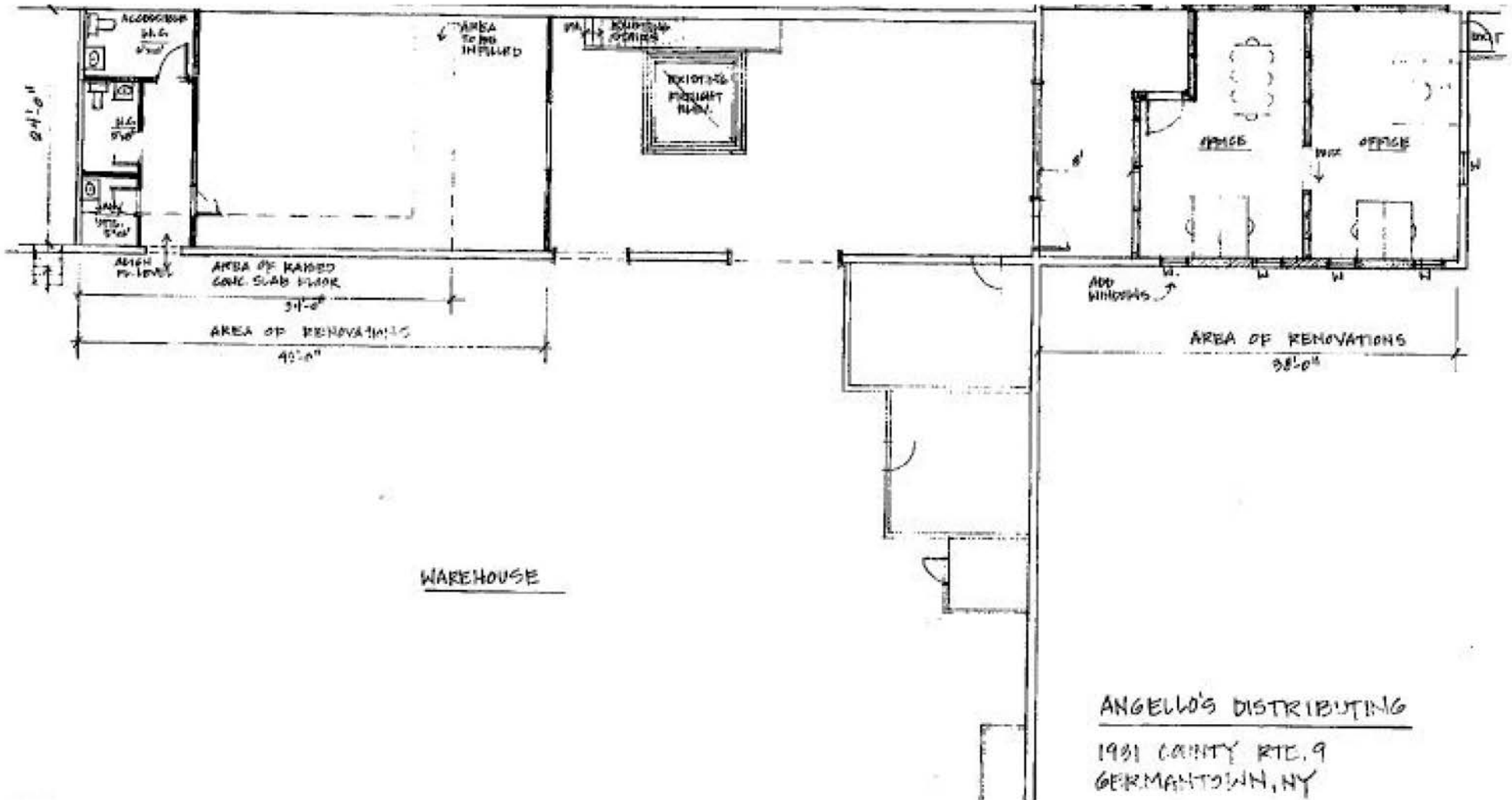




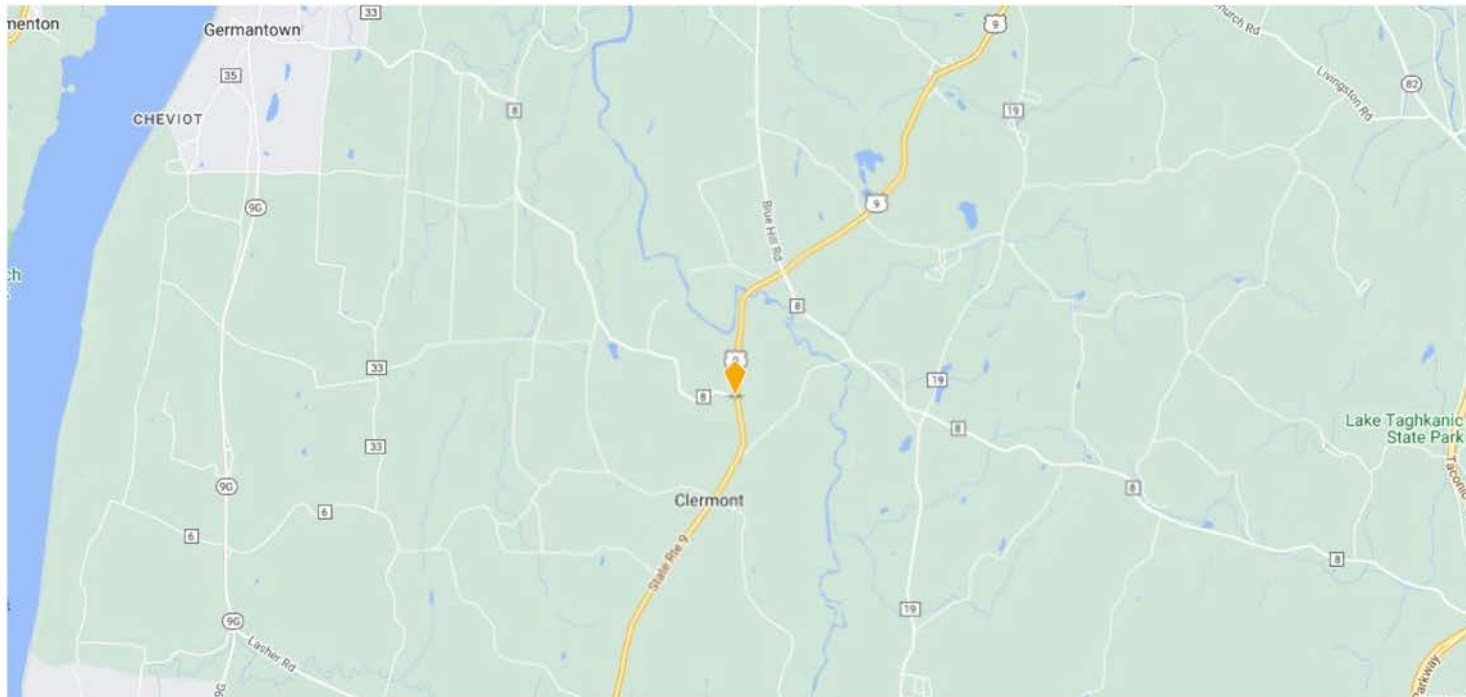
BUILDING PLANS



BUILDING PLANS



AREA OVERVIEW



CONTACT ME FOR MORE INFORMATION



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WORLD CLASS CONNECTIONS.**



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