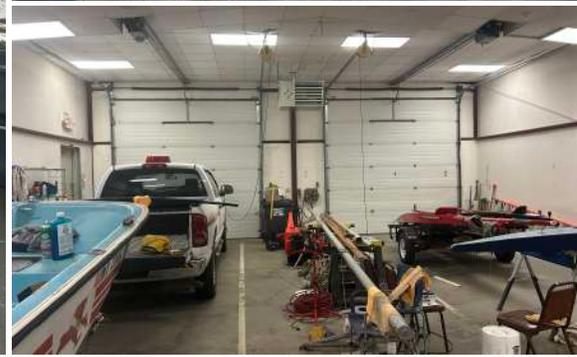


# OFFERED FOR SALE

122 1st Avenue | Waterford, NY 12188

## OFFICE BUILDING/WAREHOUSE



**PARCEL ID**  
**290.20-2-62**

**LOT SIZE**  
**2.06 AC**

**PARKING**  
**+/-20 spaces**

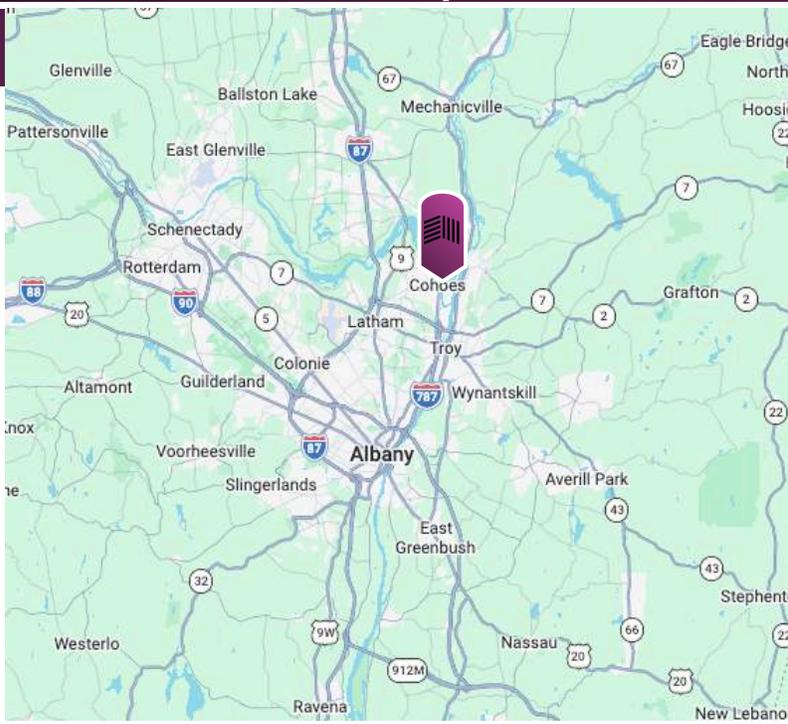
**ZONING**  
**Res Non Conforming**

## HIGHLIGHTS

Located at 122 1st Ave in Waterford, NY, this versatile property offers a unique opportunity with its spacious layout and prime location, perfect for a variety of business or residential uses (subject to approvals). Rear parking lot paved. Two 12' overhead doors and one 8' overhead door at grade, 2 new heaters in shop and main area, air-conditioned main area, VAT flooring, drop ceilings, recessed lighting. 2 oversized garage bays. 3 meeting areas with bar, 2 baths one with shower, kitchen, small upstairs storage office, deep garage. 14' ceilings throughout. Steel roof on garage section, flat on main area. Alternative uses subject to special use permit by Planning Board.

- **Total SF:** 4,272 SF
- **Office SF:** 2,537 SF
- **Garages SF:** 1,735 SF
- **Water/Sewer:** Public
- **Heating:** Forced Air; Nat Gas
- **A/C:** See highlights
- **Ceiling Height:** 14'
- **Construction:** Block
- **Taxes:** \$8,200/yr (est.)
- **Year Built:** 1970

2025 DEMOS	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	53,430	129,096	355,822
HOUSEHOLDS	23,641	55,154	148,232
DAYTIME POPULATION	15,846	56,656	264,216
AVERAGE HH INCOME	\$89,721	\$96,806	\$105,031
TOTAL BUSINESSES	1,405	5,798	22,087



**Paul Bowers**  
Licensed Associate Broker  
Cell: 518.857.0568  
pbowers@bhhsblake.com

**Christopher Armer**  
Licensed Real Estate Salesperson  
Cell: 518.527.6786  
carmer@bhhsblake.com

# OFFERED FOR SALE

122 1st Avenue | Waterford, NY 12188

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
BLAKE, REALTORS®

COMMERCIAL DIVISION™

## OFFICE BUILDING/WAREHOUSE



**Paul Bowers**

Licensed Associate Broker  
Cell: 518.857.0568  
pbowers@bhhsblake.com

**Christopher Armer**

Licensed Real Estate Salesperson  
Cell: 518.527.6786  
carmar@bhhsblake.com

OFFERING PRICE

**\$388,000**

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

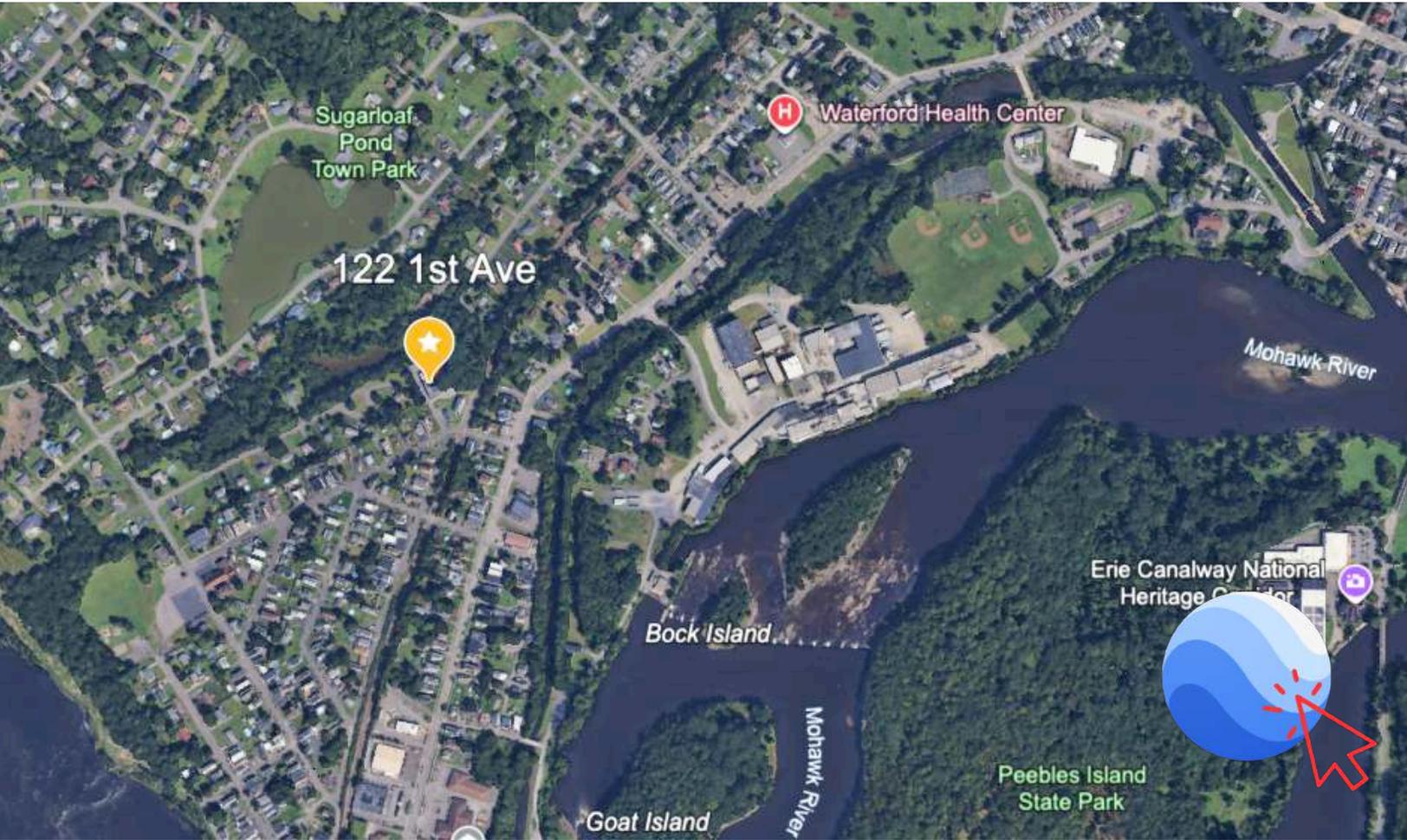
# OFFERED FOR SALE

122 1st Avenue | Waterford, NY 12188

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
BLAKE, REALTORS®

COMMERCIAL DIVISION™

OFFICE BUILDING/WAREHOUSE



\*If viewing digitally, click the Google Earth icon to further explore the area.



**Paul Bowers**  
 Licensed Associate Broker  
 Cell: 518.857.0568  
 pbowers@bhhsblake.com

**Christopher Armer**  
 Licensed Real Estate Salesperson  
 Cell: 518.527.6786  
 carmer@bhhsblake.com

OFFERING PRICE

**\$388,000**

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.