

OFFERED **FOR SALE**

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BLAKE, REALTORS®

 COMMERCIAL DIVISION™

1105 Catalyn Street | Schenectady, NY 12303



PARCEL ID
49.90-1-27

LOT SIZE
0.26

BUILDING SIZE
13,440 SF

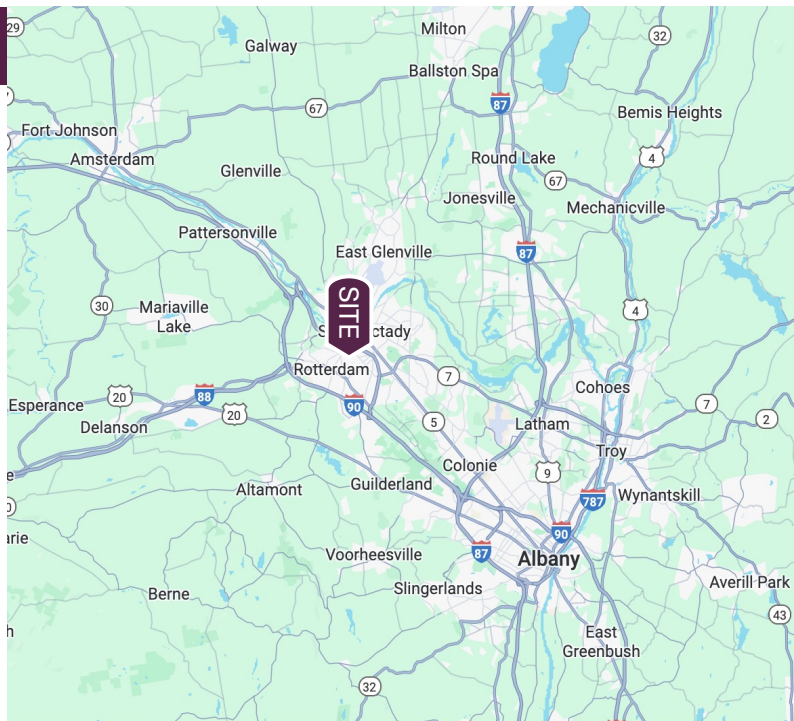
ZONING
M-1 Light Man

HIGHLIGHTS

±13,440 SF flex warehouse/office building offering ±9,000 SF of warehouse space with three at-grade overhead doors and ±4,440 SF of second-floor office space. The office area includes private offices, a conference room, open workstations, and a kitchenette. The property also features an 85' x 40' paved laydown area suitable for outdoor storage or staging. Conveniently located with strong access to regional roadways and nearby industrial and commercial users, the building is well suited for contractor, service, light industrial, and manufacturing users.

- Strategic location with convenient access to highway.
- Extensive interior and exterior storage capacity.
- Well suited to serve a wide range of users.

2024 DEMOS	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	101,831	152,302	297,194
HOUSEHOLDS	42,519	62,853	119,726
DAYTIME POPULATION	46,644	64,800	178,882
AVERAGE HH INCOME	\$76,837	\$90,858	\$104,078
TOTAL BUSINESSES	4,512	6,040	16,975



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 COMMERCIAL DIVISION™

OFFERING PRICE
\$595,000

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