

**FOR  
SALE**

# 3899 CARMAN ROAD

## SCHENECTADY, NEW YORK

### **BEER DISTRIBUTION CENTER**



#### **+/-5,000 SF BUILDING LOCATED AT BUSY INTERSECTION**

+/- 1.00 ACRE

FULLY OPERATIONAL, PROFITABLE BUSINESS IN PLACE

1 LOADING DOCK

FULL BASEMENT WITH TRUCK ACCESS FOR DELIVERIES

BASEMENT INCLUDES LARGE KEG COOLER

BUSINESS SALE INCLUDES LICENSE, FORK TRUCK, RACKS, COOLERS, ETC.

RECENTLY REPLACED COOLER CONDENSERS

LOCATED DIRECTLY ACROSS FROM HANNAFORD

LOCAL BUSINESS ZONING (LB)

MUNICIPAL WATER & SEWER

TOTAL ANNUAL REAL ESTATE TAX:

\$9,770.16 (\$1.95 PSF)

**FOR SALE**

**BUSINESS - \$1,589,000**

**REAL ESTATE - \$530,000**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**KYLE J. BRADLEY, CPA**

NYS Licensed Real Estate Salesperson  
(845) 325-1568 mobile  
kbradley@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

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## SCHENECTADY, NEW YORK

EXTERIOR  
PHOTOS



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1ST FLOOR



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BASEMENT



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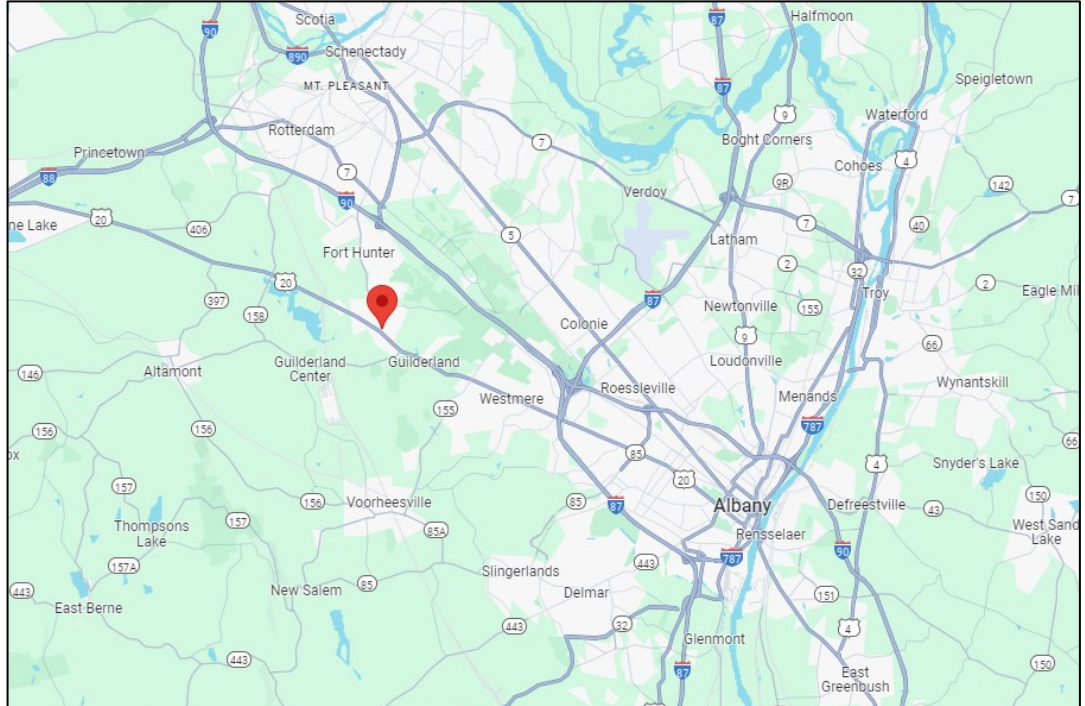


**FOR  
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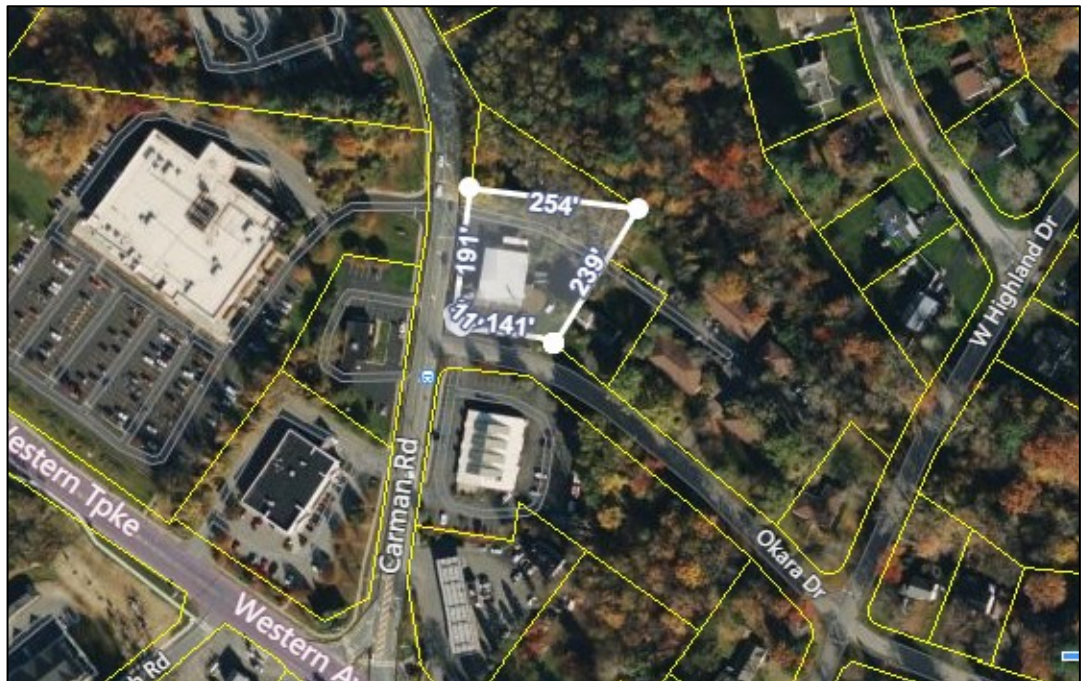
# 3899 CARMAN ROAD

## SCHENECTADY, NEW YORK

### LOCATION



### TAX MAP



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SCHENECTADY, NEW YORK

PRO FORMA

**REVENUE**

Gross Receipts	1,462,150
LESS: COGS	<u>(1,136,920)</u>
TOTAL INCOME	325,230

**EXPENSES:**

Bank Fees	9,676
Salaries & Wages	51,301
Administration	12,256
Repairs & Maintenance	355
Advertising	4,877
Taxes	26,936
Insurance	3,391
Utilities	17,125
Licences & Permits	2,005
Professional Fees	5,700
Security	1,300
Sanitation	<u>6,946</u>
Total Expenses	<u>141,868</u>

**NET OPERATING INCOME**                      **183,362**

**INVENTORY:**

Content	130,000
License	70,000
Fork Truck	8,000
Hand Trucks	10,000
Coolers	20,000
Racks	<u>50,000</u>
<b>TOTAL</b>	<b><u>288,000</u></b>

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