

FOR SALE

2409 and 2417 Route 9

Malta, NY 12118



PRIME DEVELOPMENT SITE

Approximate plot lines; subject to verification of survey)

1.84 Acres of Vacant Land

Prime development site comprised of 2 lots with direct frontage on Rte.9. In Malta at the entrance of Global Foundries. In the area of \$1,000,000,000 of development. Municipal approvals are the responsibility of the purchaser for any project. .93 acre parcel can be sold separately. High traffic count. In the path of progress.

Property Highlights

- \$259,900
- 1.84± Acres
- Close to Global Foundries
- Tax ID(s): 229-3-26 and 229. 4-3-8
- Zoning: C-1
- Utilities: water, sewer, natural gas and electric
- Annual Taxes (est.): \$6,610



From I-87 to Exit 12, east on Route 67 to South on Route 9, Property is located on the Northeast corner of Stonebreak Rd and Rt. 9.

For more information, please contact:

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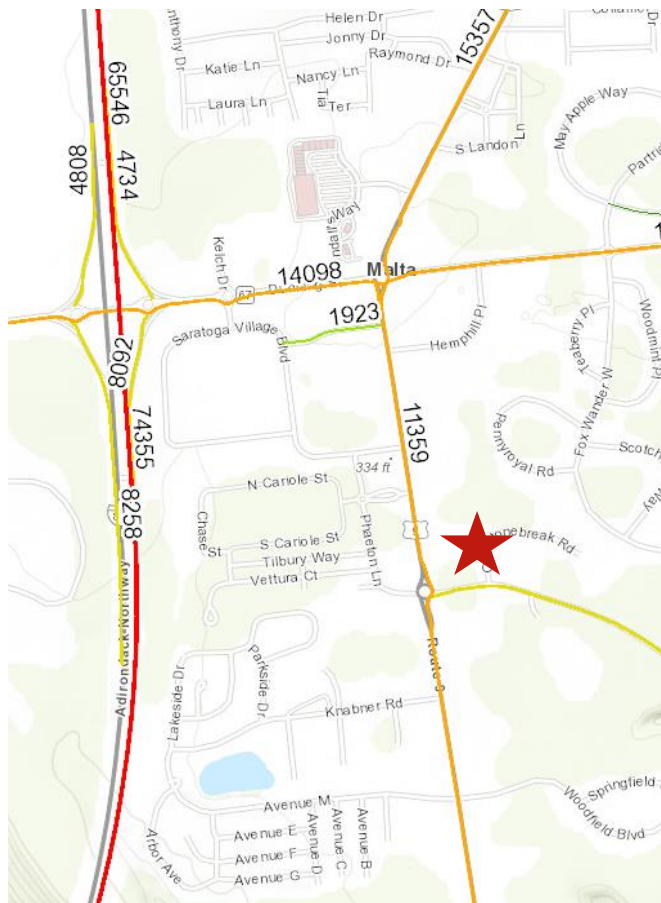


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| Demographic | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-------------|----------|-----------|
| Population | 3,133 | 17,160 | 37,818 |
| Households | 1,498 | 7,402 | 15,384 |
| Average Household Income | \$86,032 | \$95,453 | \$102,114 |
| Daytime Employees | 1,587 | 5,404 | 14,295 |
| Source | ESRI (2019) | | |



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