

FOR SALE OR LEASE

61 Monroe Street

St. Johnsville, NY 13452



50,066± SF

Property Highlights

Former David H. Robbins Elementary School is available for immediate sale. The 50,066± SF building consists of 25 classrooms, gymnasium with locker rooms, auditorium, cafeteria, and administrative offices. The property is 5.1± acres with ability to expand the building footprint or parking areas. Please contact Jeffrey D'Amore at (518) 954-9160 or Michael Sampone at (518) 727-7561 for more information and property tours.

- Former David H. Robbins Elementary School
- Large floor plates
- Municipal water & sewer
- Large 5.1± acre site provides expansion opportunities
- Asphalt parking lot
- Well maintained property
- Located off Exit 29 of I-90 (New York State Thruway)

Contact

JEFFREY D'AMORE, SIOR
President
Real Estate Broker
+1 518 954 9160
jdamore@pyramidbrokerage.com

40 British-American Blvd.,
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

Demographic	1 Mile	3 Miles	5 Miles
Population	1,817	2,815	4,977
Households	736	1,126	1,972
Average H.H. Income	\$55,810	\$56,703	\$61,906
Total Employees	602	744	895
Total Businesses	55	72	99

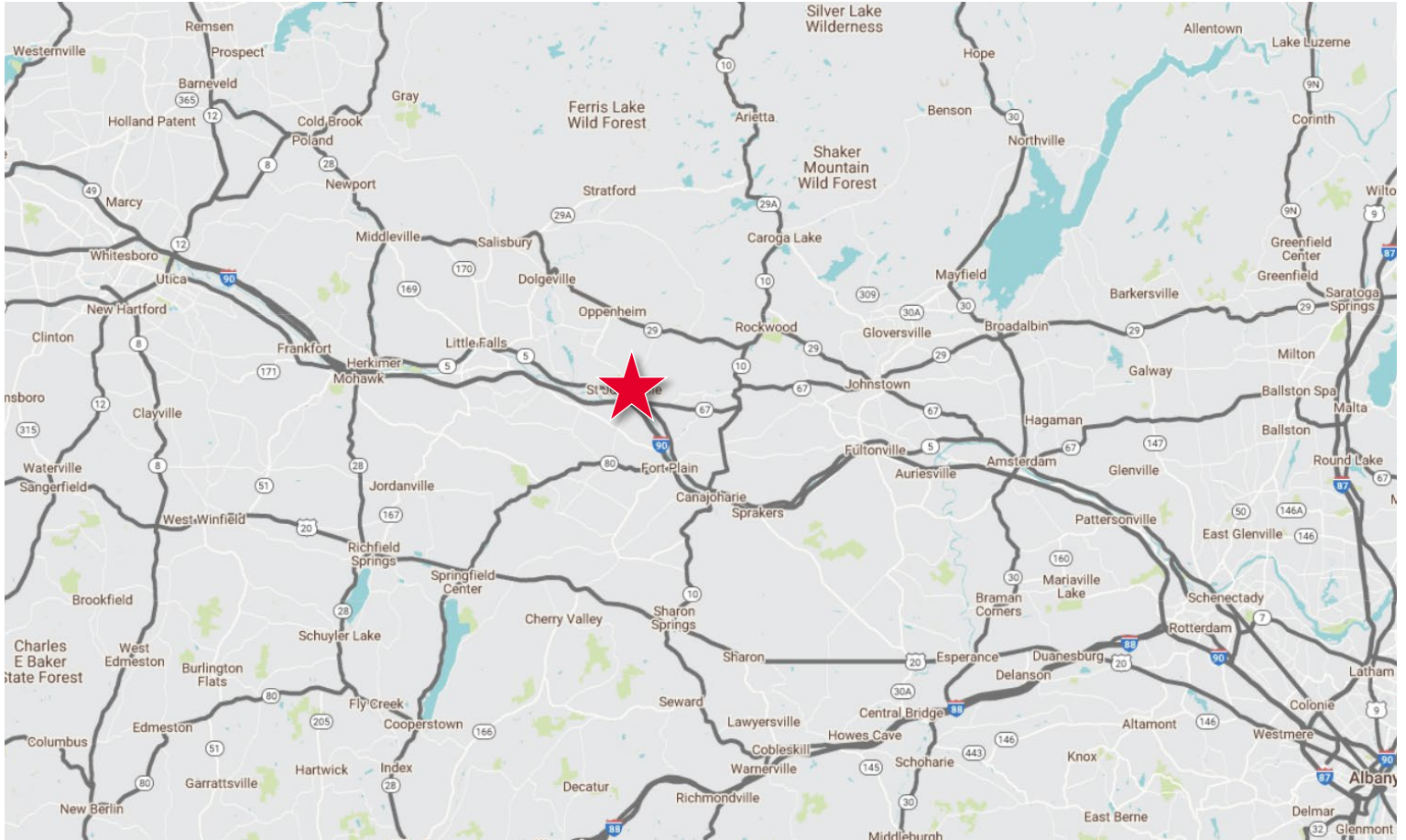
Source: ESRI 2023

Traffic Counts	
East Main Street	4,347 AADT
I- 90 (New York State Thruway)	23,200 AADT

Source: NYS DOT 2023

FOR SALE OR LEASE

61 Monroe Street | St. Johnsville, NY

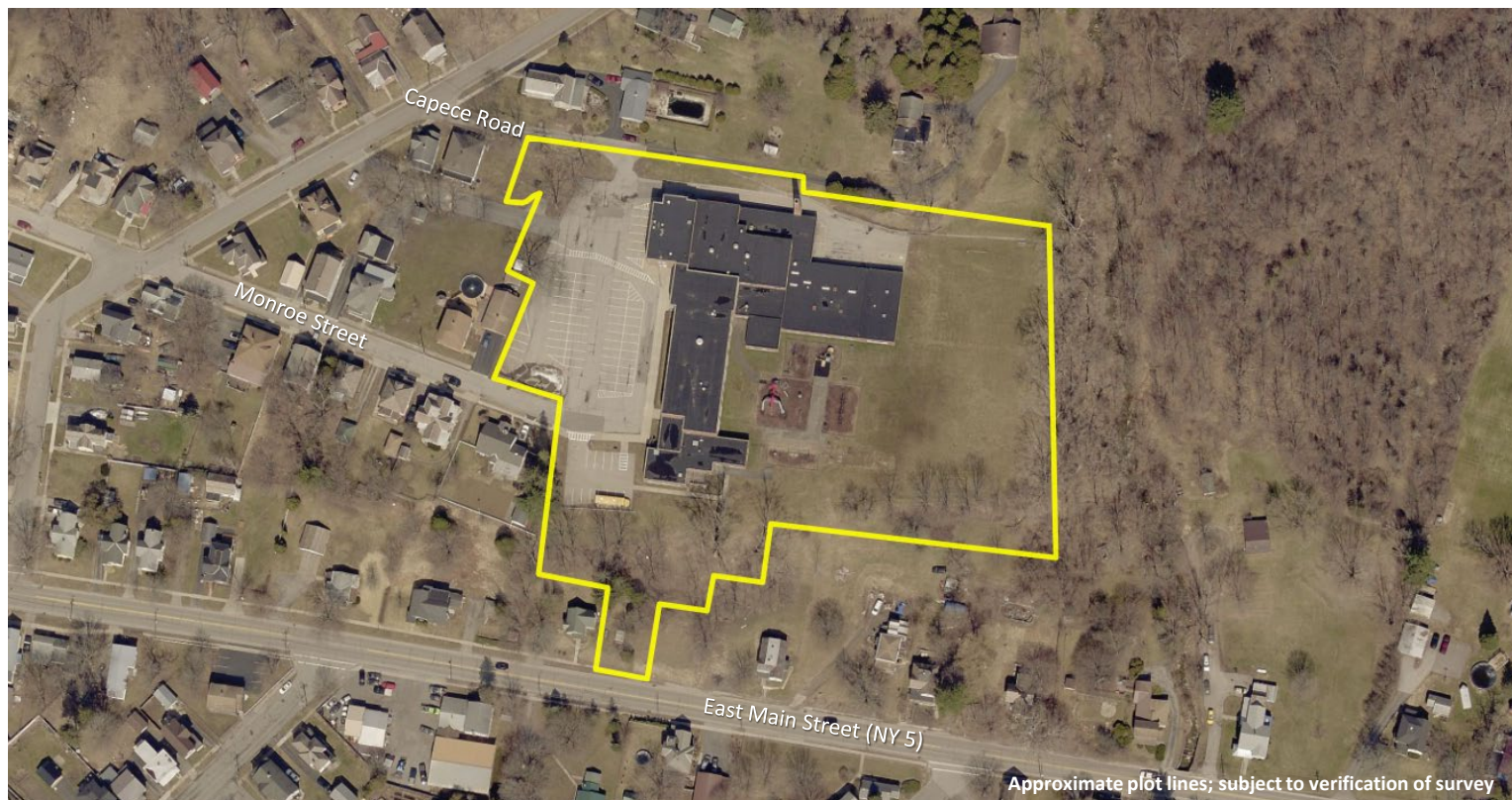


Property Features

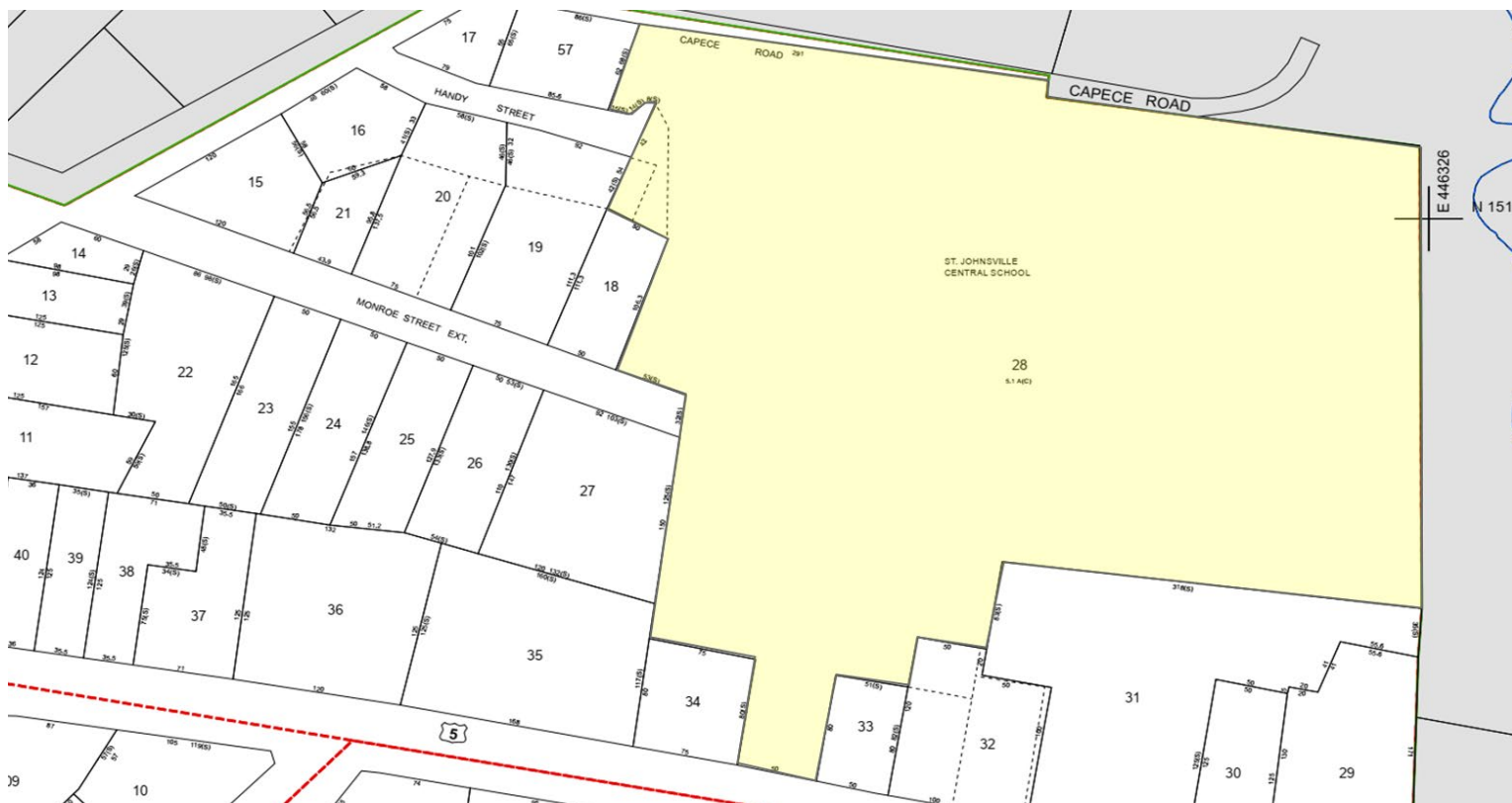
Property Name:	David H. Robbins Elementary School	Elevators:	1
Sale Price:	\$295,000	Zoning:	R-2
Lease Price:	\$4.95/SF NNN	Construction:	Brick/Masonry
Total Building SF:	50,066± SF	Roof:	Rubber
Acres:	5.1± Acres	Ceilings:	9-12' Clear
Year Built:	1949	Tax ID:	273801 9.45-1-28
Stories:	2	Frontage:	291' on Capece Road
Parking:	Private/Ample	Utilities:	Municipal Water and Municipal Sewer

FOR SALE OR LEASE

61 Monroe Street | St. Johnsville, NY



Approximate plot lines; subject to verification of survey



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

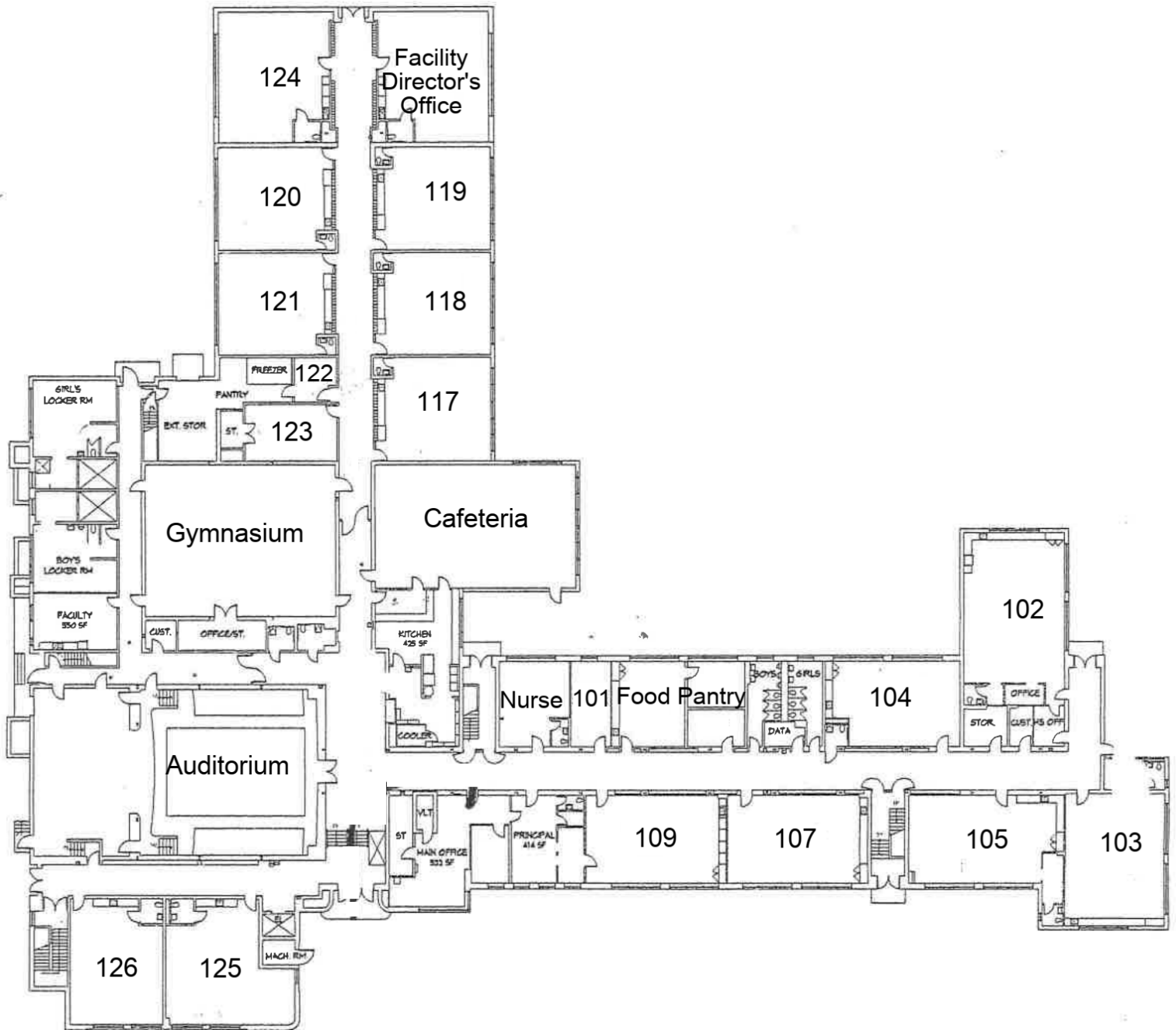
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE OR LEASE

61 Monroe Street | St. Johnsville, NY



FLOOR PLAN – 1ST FLOOR



FOR SALE OR LEASE

61 Monroe Street | St. Johnsville, NY



FLOOR PLAN – 2ND FLOOR



FOR SALE OR LEASE

61 Monroe Street | St. Johnsville, NY

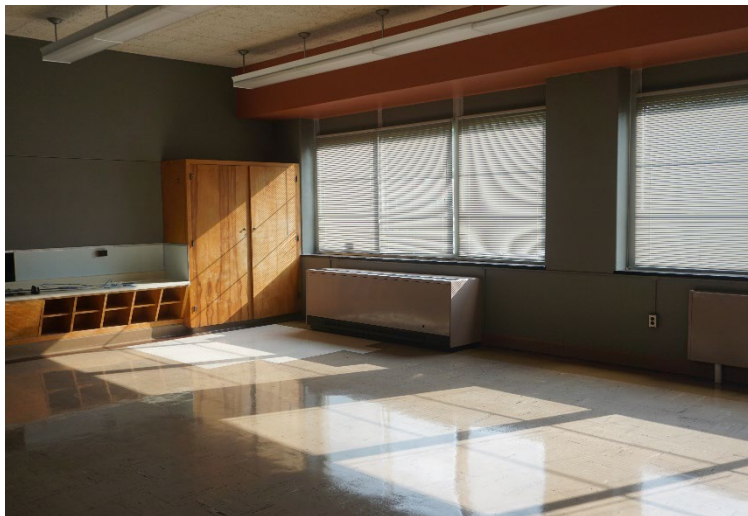
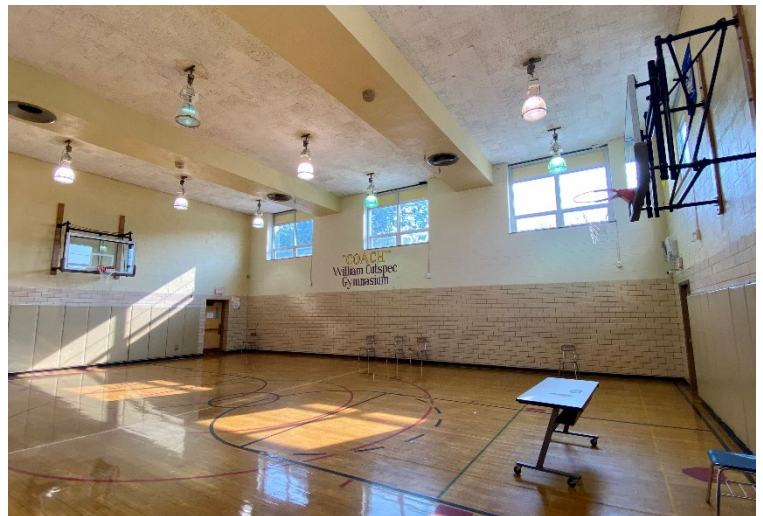


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE OR LEASE

61 Monroe Street | St. Johnsville, NY



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE OR LEASE

61 Monroe Street | St. Johnsville, NY

