



FOR SALE

**68 CHURCH STREET
CANAJOHARIE, NY**

Approximate plot lines; subject to verification by survey

19.60± Acres

**REDEVELOPMENT
OPPORTUNITY**

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Property Highlights

Redevelopment Land located directly off Exit 29 of the NYS Thruway (I-90). Known as the Former Beech-Nut Site which has undergone a multi-million-dollar demolition and remediation project. Please contact Jeffrey D'Amore at (518) 954-9160 for more information and property tours.

- 19.60± Acres (will consider demising)
- 1,551± feet of frontage along the NYS Thruway (I-90)
- 731± feet of frontage along East Main Street (Route 5s)
- Infrastructure includes:
 - Electrical: 13.2kVa to serve up to 2,500kVa (with additional capacity of 69kVa located 0.5 miles away that can serve up to 10MW)
 - Natural Gas: 6" line with 20 psi
 - Electrical & Natural Gas Supplier: National Grid
 - Water: Available capacity of 900,000± gallons per day
 - Sewer: Available capacity of 2,450,000± gallons per day
 - Water & Sewer Supplier: Village Of Canajoharie
- High traffic counts with excellent visibility from the NYS Thruway
- Existing warehouse building located at the southwest corner of the property consists of 63,400± SF which can remain or be demolished for redevelopment
- Potential for tax incentives based on job creation

Demographic	1 Mile	3 Miles	5 Miles
Population	2,833	4,356	8,534
Households	1,203	1,758	3,494
Average H.H. Income	\$93,416	\$91,122	\$83,407
Daytime Employees	1,200	1,670	2,561
Source:	ESRI		

Traffic Counts	
Route 5S	5,163 AADT
Erie Blvd	8,233 AADT
Source:	NYS DOT

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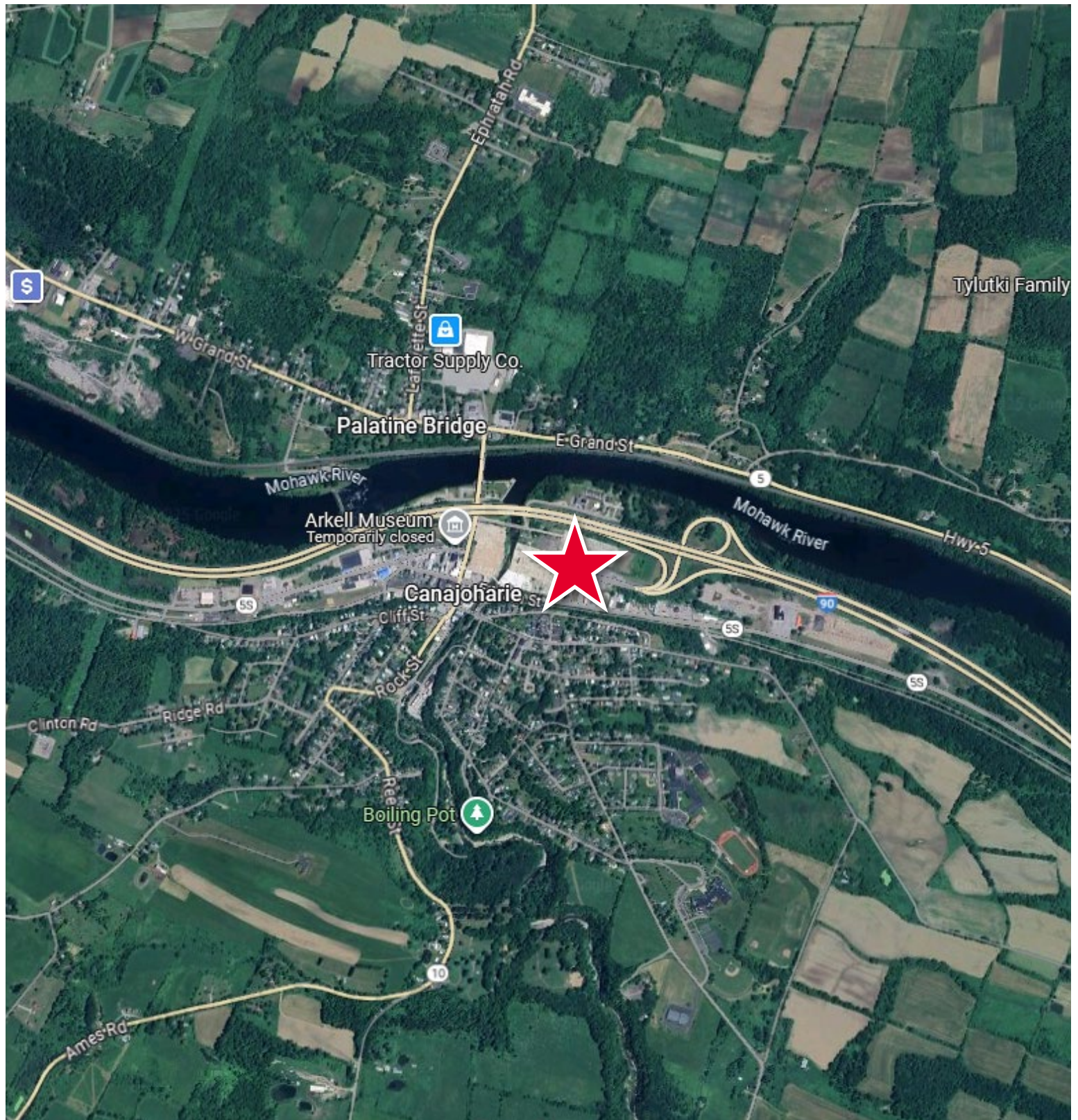


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For additional information, please contact:



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