


0.38± Acres of Unimproved Land For Sale

Property Highlights

- Rare opportunity to acquire 0.38± acres of development-ready land in the city of Schenectady.
- Former apartment building, the site was demolished and completed an extensive site cleanup, creating a blank canvas for development.
- Phase one and Phase two environmental site assessments.
- Excellent visibility and convenient access to downtown Schenectady.
- Major transportation corridors and nearby employers make this site well suited for a variety of potential uses.
- Public water and sewer

Demographic	1 Mile	3 Miles	5 Miles
Population	21,931	106,820	149,143
Households	9,345	45,514	63,265
Average H.H. Income	\$54,498	\$87,637	\$107,333
Daytime Employees	15,885	46,683	61,956
Total Businesses:	885	2,942	4,084
Source: ESRI, 2025			

Traffic Counts

Edison Avenue	13,302 AADT
Broadway	8,595 AADT
Source: NYS DOT	

EXCLUSIVE CONTACT

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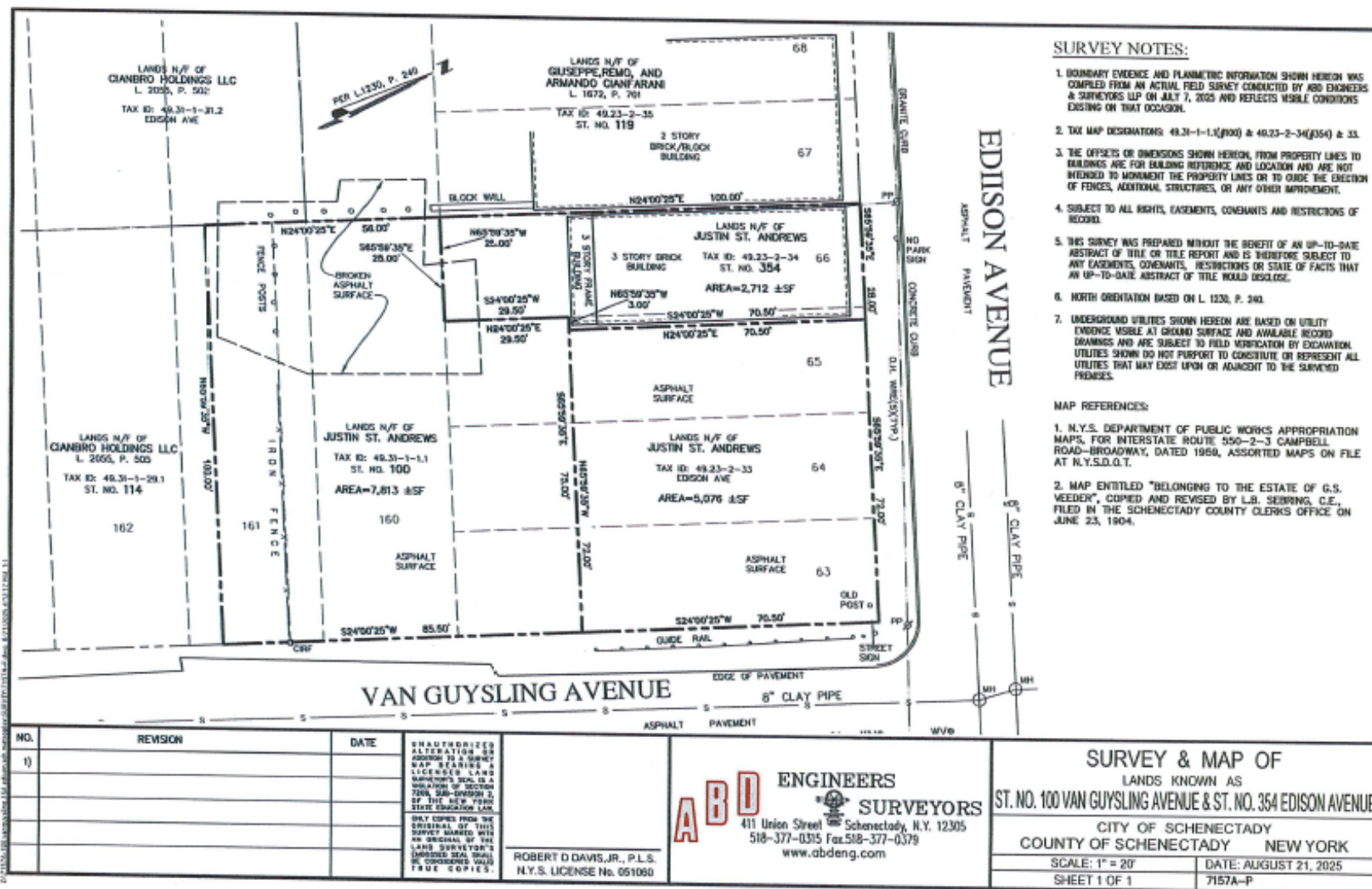
**CUSHMAN &
WAKEFIELD**



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For additional information, please contact:



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