


FOR SALE

WAREHOUSE/MULTIFAMILY/ LIGHT MANUFACTURING

Property Highlights

- Two Buildings
- 8,850± SF Metal Warehouse
- 11,700± SF Total
- Plenty of potential with some work
- Close proximity to Amsterdam Central Business District
- Easy access to NYS Thruway (I-90) via Exit 27

Demographic	1 Mile	3 Miles	5 Miles
Population	8,622	21,562	26,461
Households	3,545	8,949	11,007
Average H.H. Income	\$55,251	\$66,893	\$72,239
Daytime Employees	2,650	12,207	14,776
Source: ESRI			

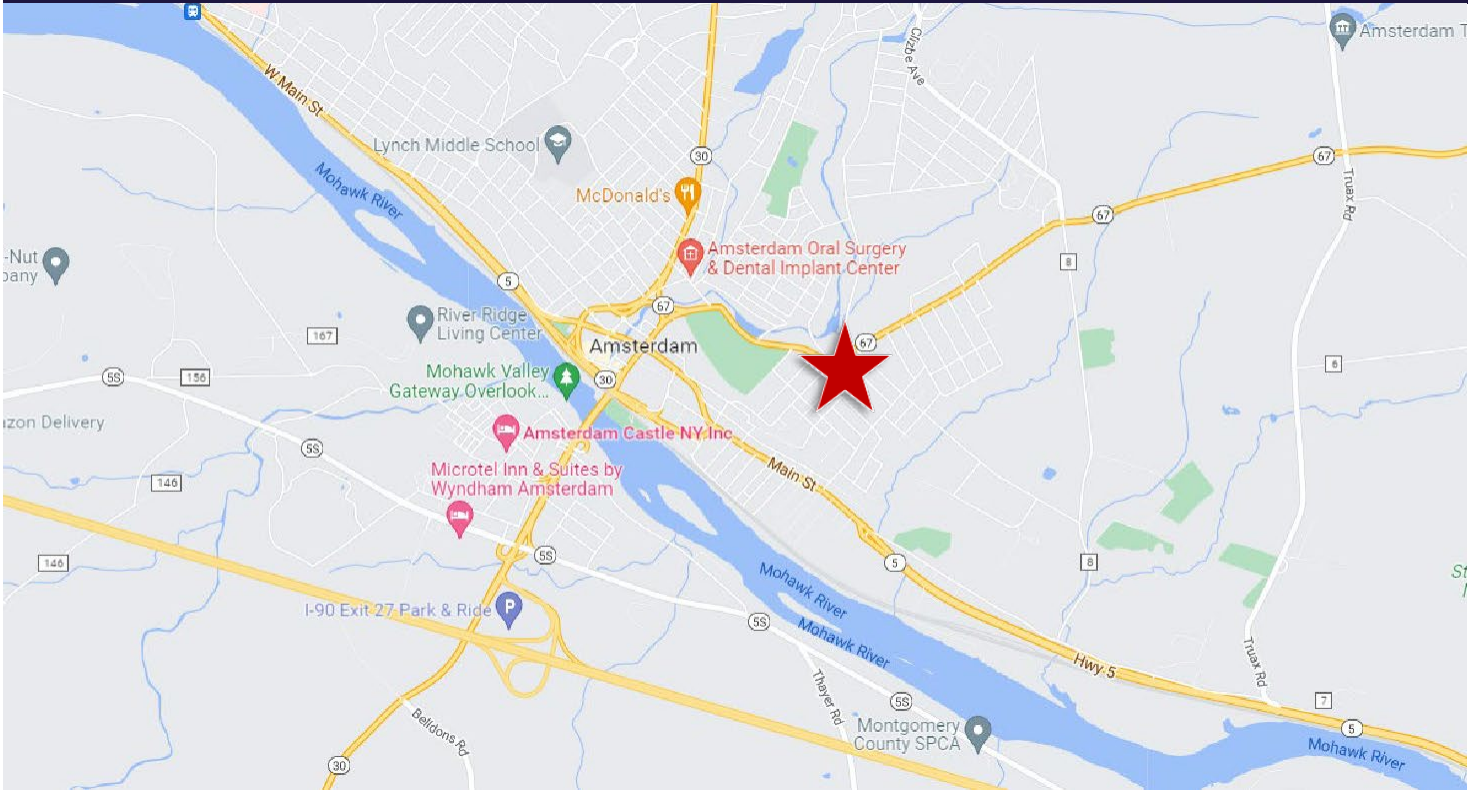
Traffic Counts

Church St & Hwy 30	18,850 AADT
Source:	NYS DOT

40 British American Blvd
Latham, New York 12110

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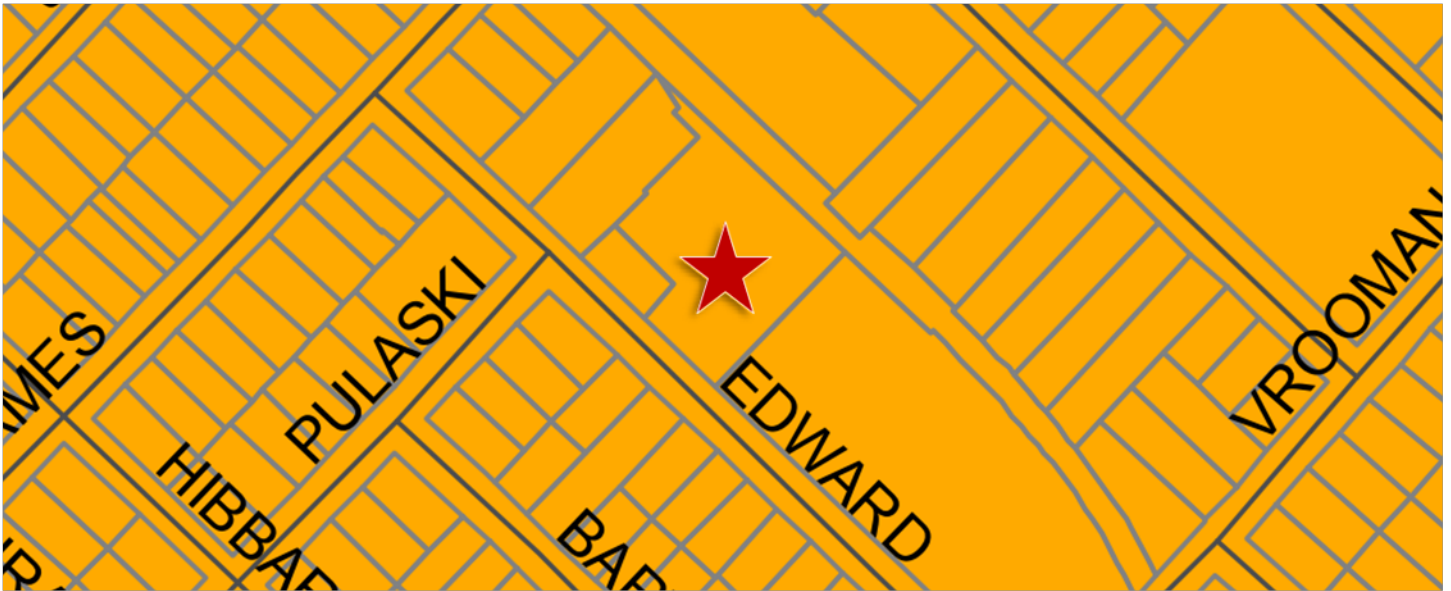
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Property Highlights

County:	Montgomery County	Tax ID:	56.9-2-22
Total Bldg. SF:	11,700± SF	Stories:	2
Bldg. 1:	8,850± SF	Zoning:	MDN
Bldg. 2:	2,850± SF	Construction:	Metal & Concrete
Sale Price:	\$199,000	Year Built:	1960
Acres:	0.8±	Utilities:	Municipal Water & Sewer

ZONING MAP



Medium Density Neighborhood

MDN – Medium Density Neighborhood. The Medium Density Neighborhood District is generally located in older, more urban areas of the City, have smaller lots and contain a mixture of single-family and duplex dwelling units. The regulations set forth in this district are intended to promote diversity of residential types while preserving a scale of design and a variety of densities.

TAX MAP



AERIAL MAP





**CUSHMAN &
WAKEFIELD**



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