

**FOR
SALE**

1534 ROUTE 9
HALFMOON, NY 12065

**+/-1.67 ACRE
DEVELOPMENT OPPORTUNITY**



+/- 1.67 ACRES

GREAT LOCATION - SECONDS FROM I-87

25,830 AADT

242' OF FRONTAGE ALONG ROUTE 9

ADDITIONAL INCOME FROM BILLBOARD AND MAIN BUILDING TENANT

2019 NOI: \$51,646.56

7.50% CAP RATE

LEASED THROUGH APRIL 2021

FOR SALE

\$689,000

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 207 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

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PHOTOS



PROPERTY DETAILS

- Real Estate Taxes: \$8,967.39
- Municipal Water
- Private Septic
- +/- 900 SF Office/Retail Building on Route 9
- +/- 3,300 SF 7-Bay Garage in Front
- +/- 3,200 SF 4-Bay Garage in Rear
- Constructed in 1980
- Office and 7-Bay Garage Leased Through April 2021
\$4,200 Per Month NN (Owner Pays Taxes)
- Billboard Lease Renews Annually
\$10,213.95 Per Year with 3% Annual Increases

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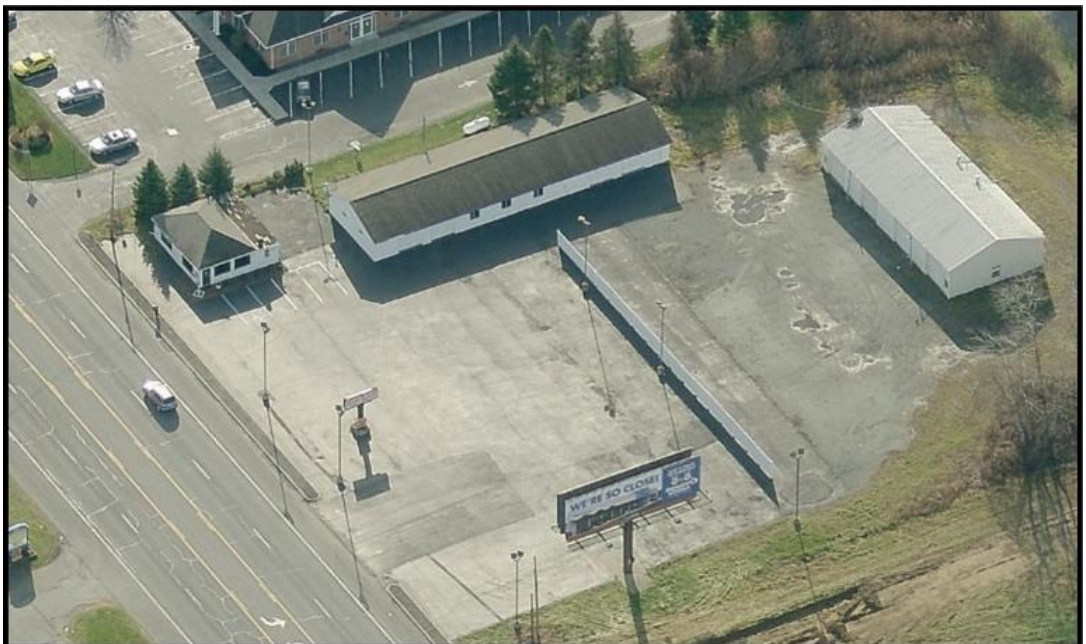
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SATELLITE
VIEW



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BILLBOARD



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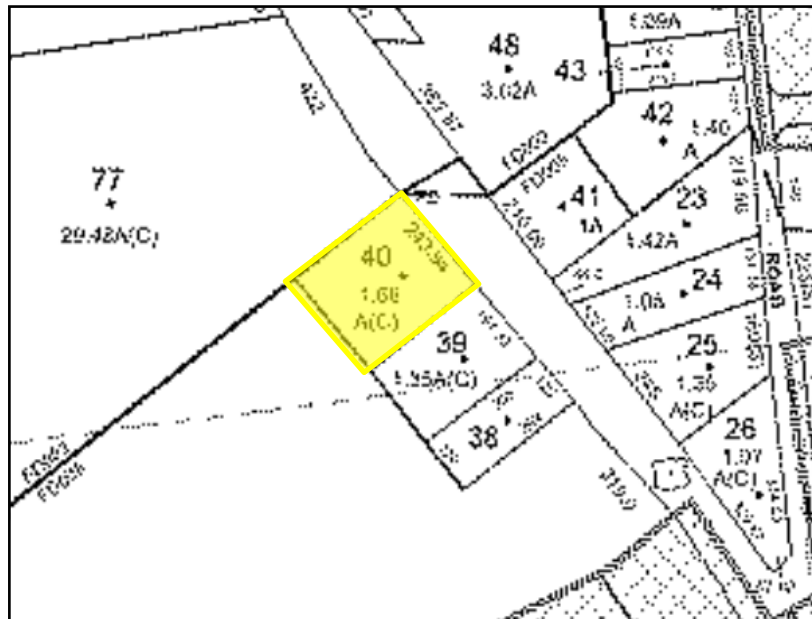
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SATELLITE
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TAX MAP



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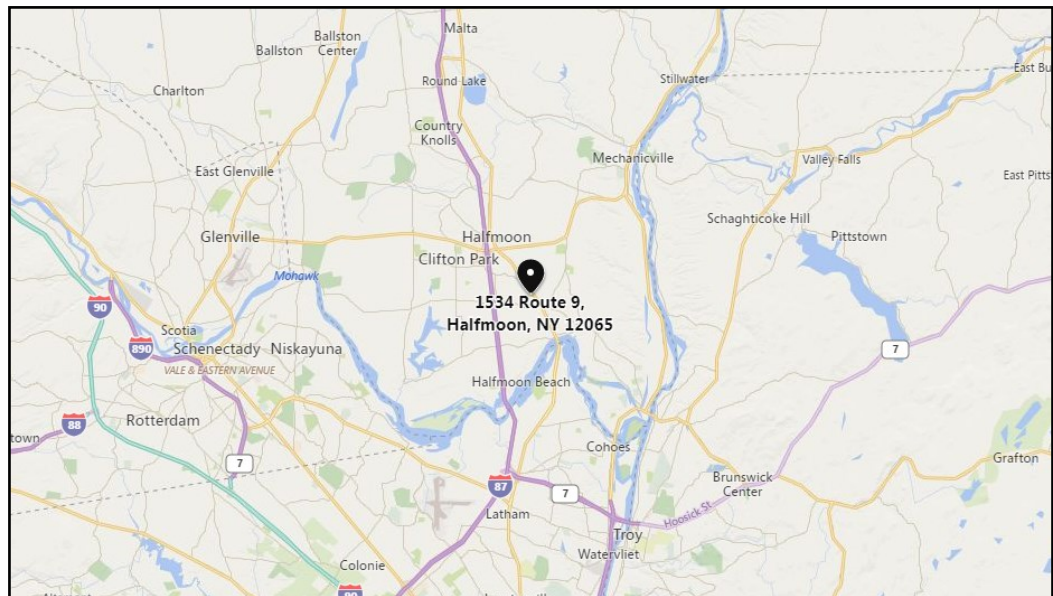
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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2018 Total Population:	32,838	68,205	332,608
2023 Population:	33,449	69,434	335,186
Pop Growth 2018-2023:	1.86%	1.80%	0.78%
Average Age:	41.00	41.00	39.80
Households			
2018 Total Households:	13,766	28,062	135,575
HH Growth 2018-2023:	1.80%	1.77%	0.81%
Median Household Inc:	\$82,729	\$82,992	\$66,558
Avg Household Size:	2.40	2.40	2.40
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$264,677	\$265,216	\$221,520
Median Year Built:	1984	1981	1964

LOCATION



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