

**FOR
SALE**

55 VIAL AVENUE

MECHANICVILLE, NY 12118

8,481 SF SHOWROOM / WAREHOUSE



RETAIL - OFFICE - SHOWROOM - WAREHOUSE

8,481 TOTAL SQUARE FEET

5,113 SF RETAIL SHOWROOM

3,368 SF WAREHOUSE

LIGHT INDUSTRIAL ZONING

PERMITTED USES INCLUDE WAREHOUSING, INDUSTRIAL AND
MANUFACTURING, RETAIL, OFFICE, BANK, RECREATIONAL FACILITY

MUNICIPAL WATER AND SEWER

GREAT LOCATION - ONLY MINUTES FROM I-87

(1) LOADING DOCK

(1) DRIVE-IN OVERHEAD DOOR

20' WAREHOUSE CEILING HEIGHTS

FOR SALE

\$399,000

(\$47.05 PER SF)

**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

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PROPERTY DETAILS

- Retail Showroom / Warehouse
- 8,481 Total Square Feet
 - 5,113 SF Retail Showroom
 - 3,368 SF Warehouse
- +/- .36 Acres
- Warehouse Constructed in 1988
- Masonry and Steel Construction
- Forced Hot Air and Central Air Cooling
- Rubber Membrane and Asphalt Roof
- Municipal Water & Sewer
- On-Site Surface Parking
- 20' Warehouse Ceiling Heights
- 25' Bay Spacing
- (1) Loading Dock: 14' w x 10' h
- (1) Drive-in Overhead Door: 10' w x 8' h
- 3-Phase, 200 Amp Electric Service
- Real Estate Taxes: \$10,747.07 (\$1.27 PSF)

LOCATION DESCRIPTION

- Located in the City of Mechanicville
- On the Border of Stillwater and Halfmoon in Saratoga County
- New Inter-modal Transportation Facility (Norfolk Southern) along Route 67
- Short 5 Minute Drive to the New and Expanding \$12 Billion Global Foundries Computer Chip Manufacturing Campus in the Town of Malta
- Easy Access to I-87 - Less than 15 Minutes
- Less than 20 Minutes to Downtown Saratoga Springs
- Less than 30 Minutes to Downtown Albany
- Less than 30 Minutes to Albany International Airport

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EXTERIOR
PHOTOS



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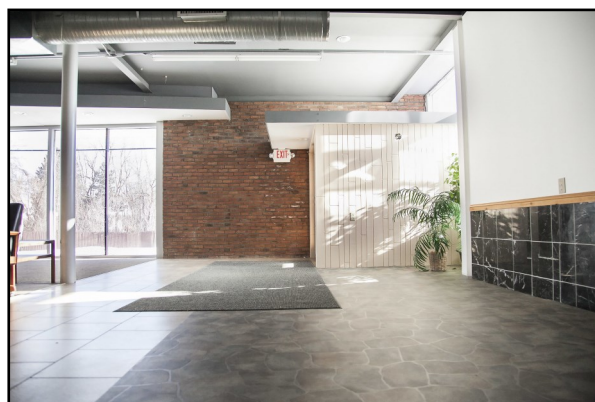
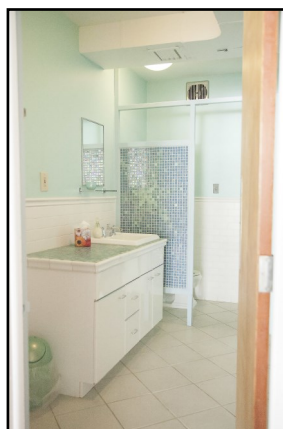
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INTERIOR
PHOTOS



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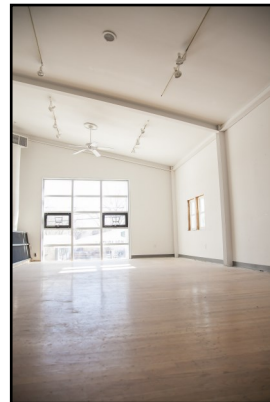
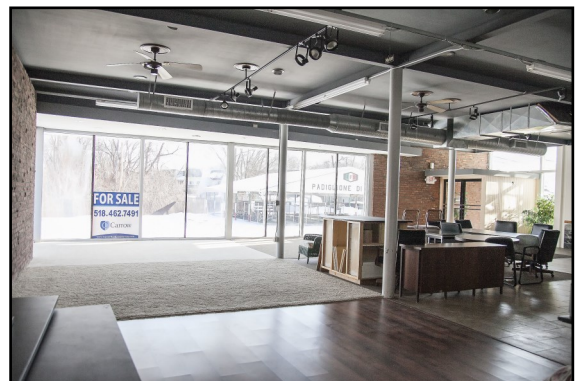
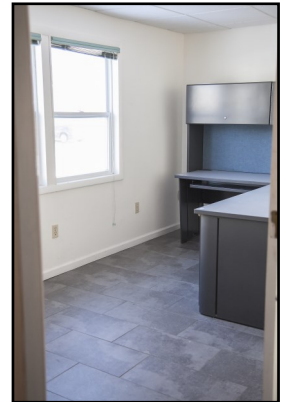
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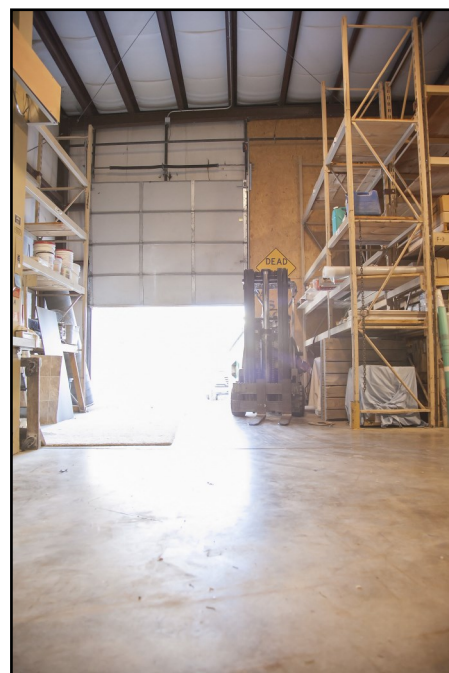
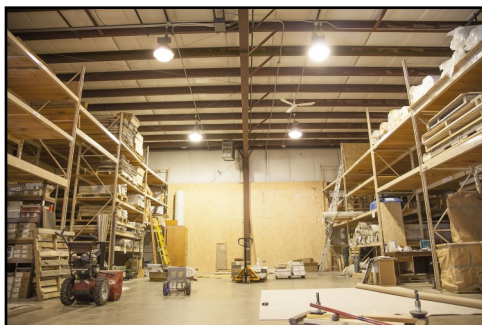
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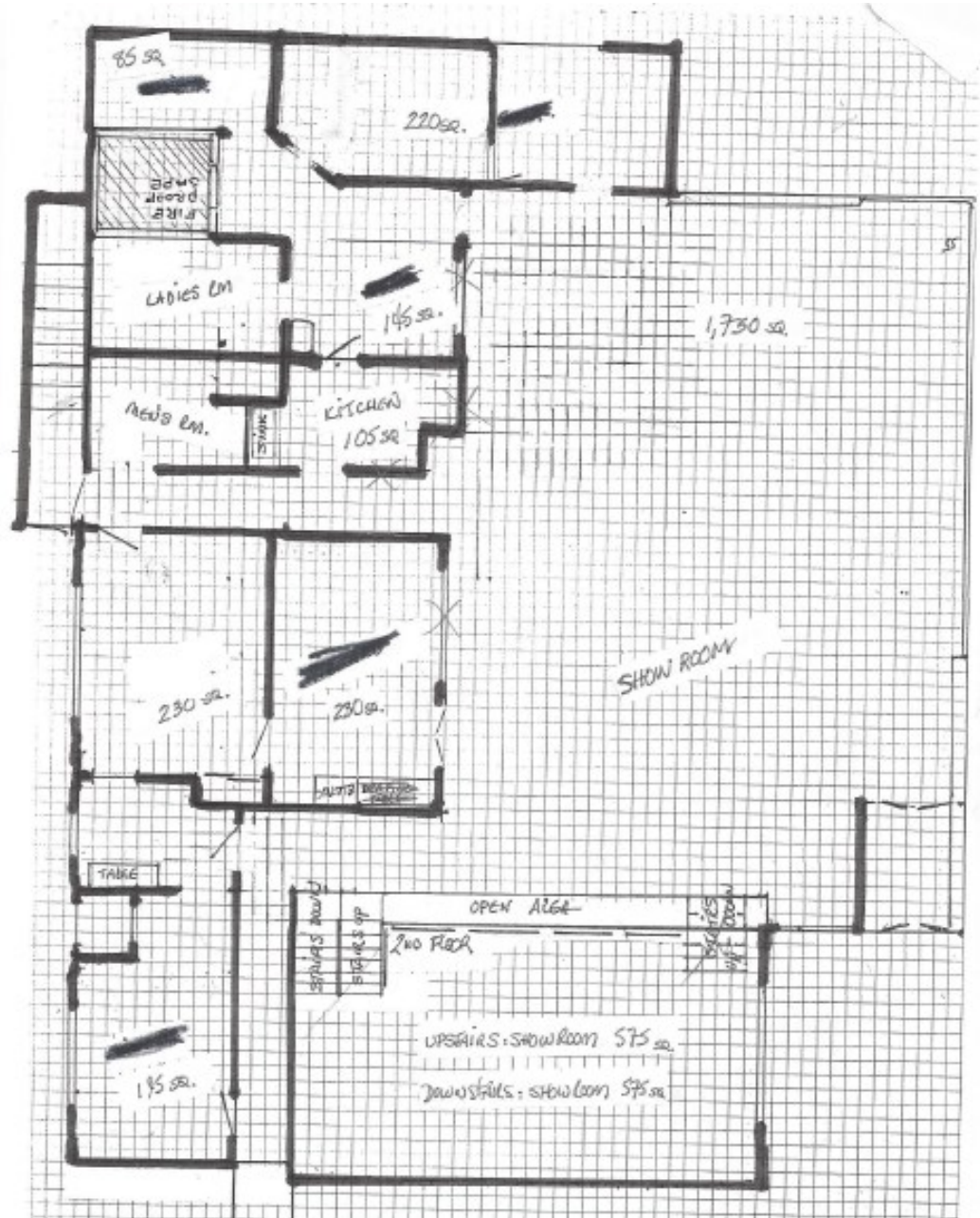
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SHOWROOM
FLOOR PLAN



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Associate Broker
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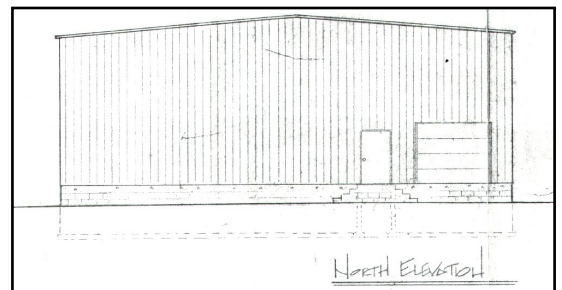
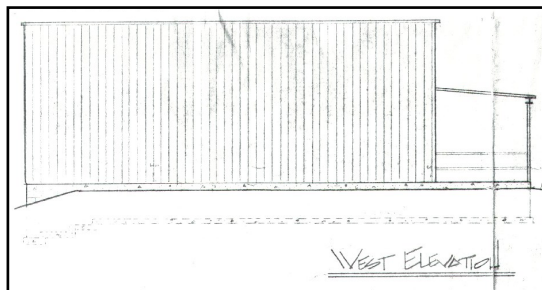
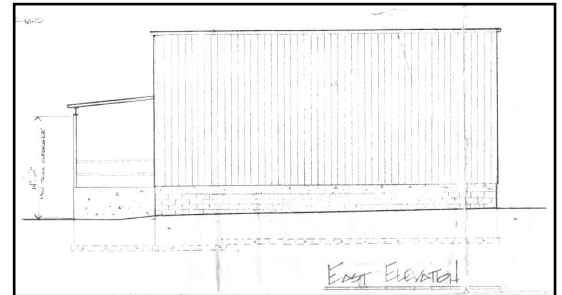
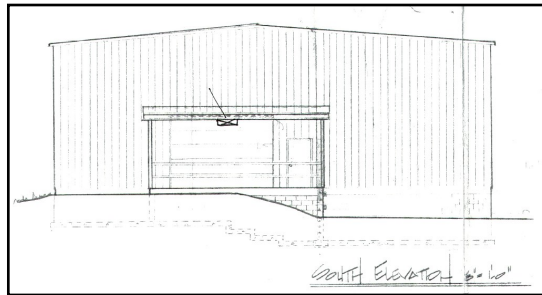
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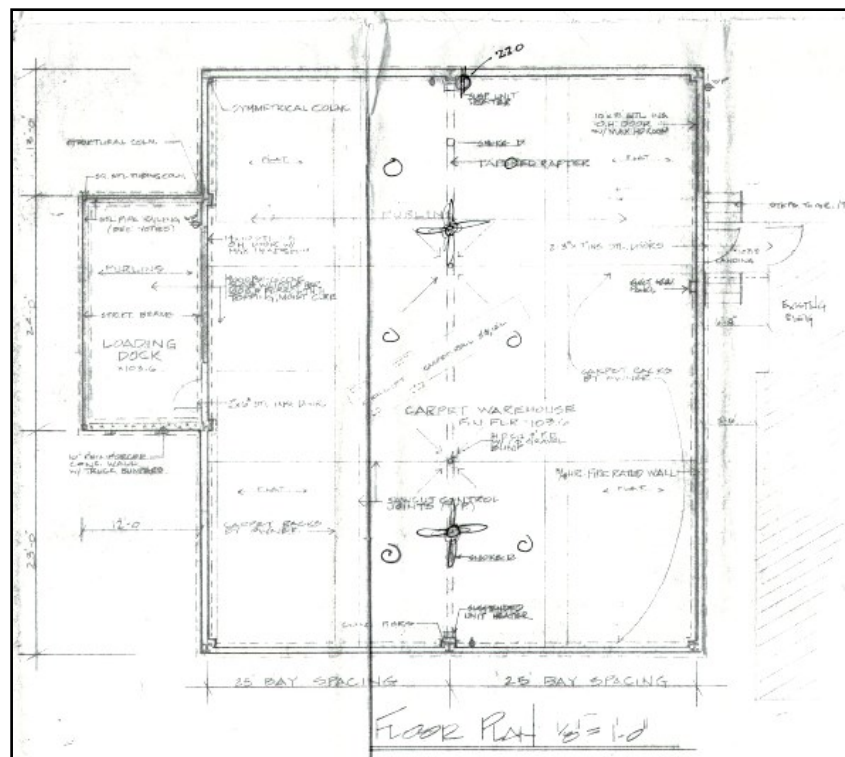
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WAREHOUSE ELEVATIONS



WAREHOUSE FLOOR PLAN



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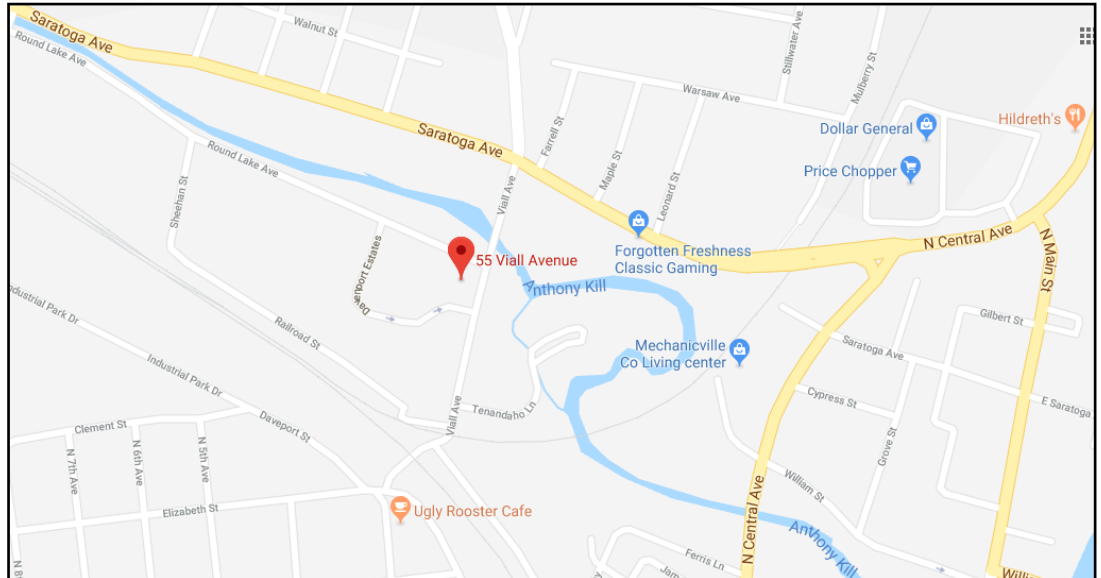
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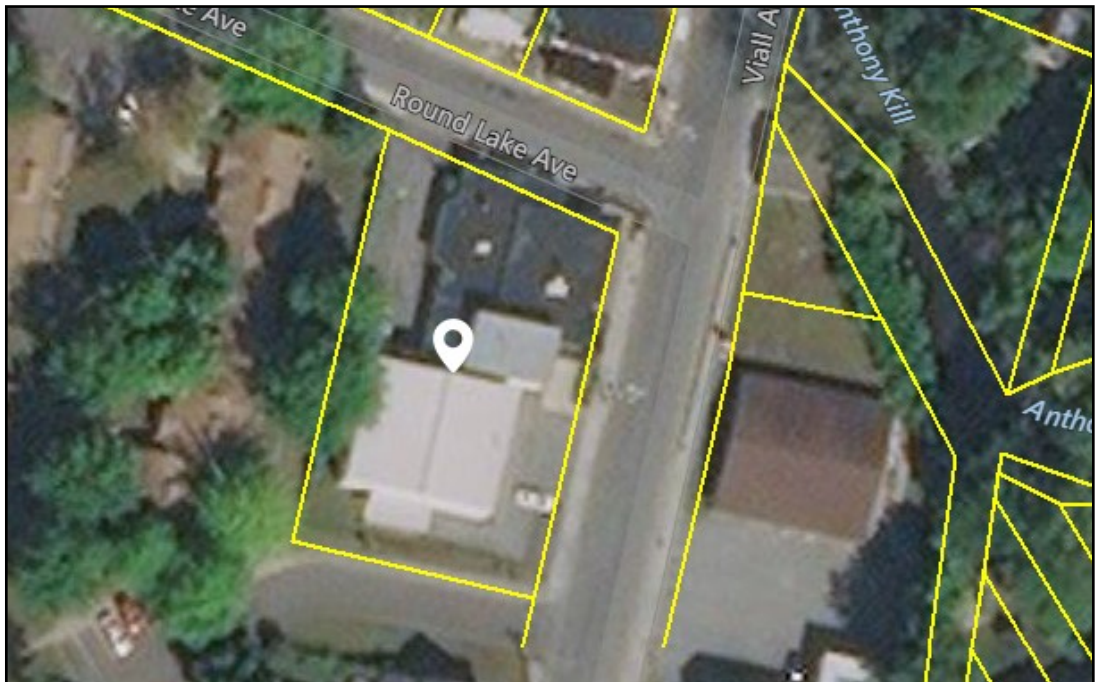
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LOCATION



TAX MAP



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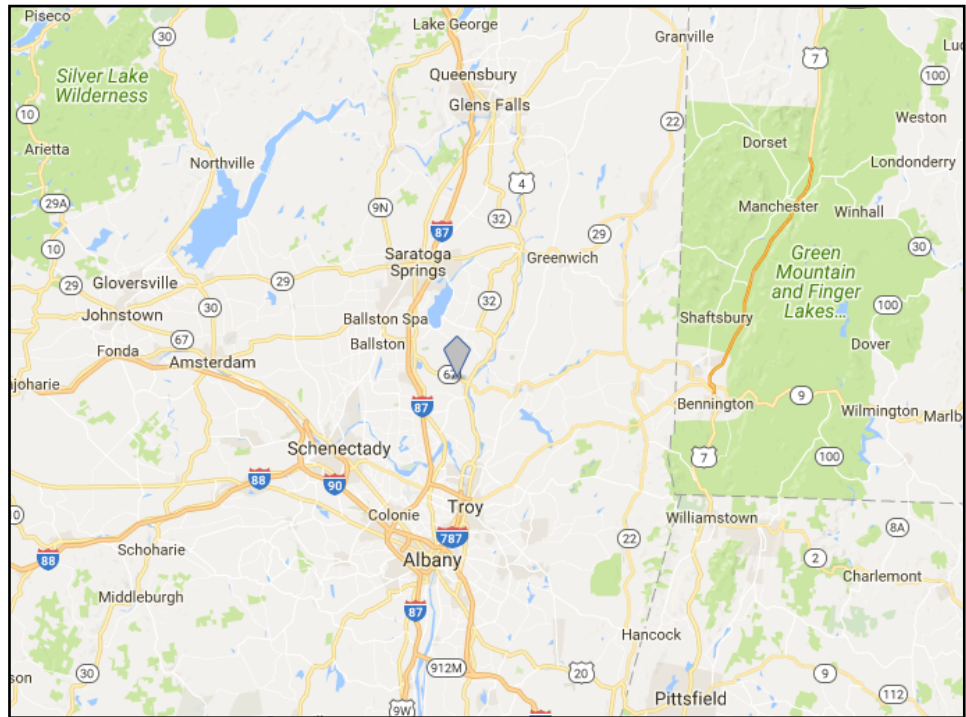
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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	13,063	27,634	145,626
2022 Population:	13,406	28,369	148,813
Pop Growth 2017-2022:	2.63%	2.66%	2.19%
Average Age:	39.50	40.30	40.70
Households			
2017 Total Households:	5,385	11,399	60,192
HH Growth 2017-2022:	2.64%	2.66%	2.18%
Median Household Inc:	\$70,991	\$73,260	\$74,130
Avg Household Size:	2.40	2.40	2.40
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$221,192	\$232,818	\$242,056
Median Year Built:	1960	1978	1976

**MECHANICVILLE,
NEW YORK**



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