

**FOR  
SALE**

# 1049 RIVER ROAD

SELKIRK, NEW YORK

## **SELKIRK DEVELOPMENT OPPORTUNITY**



+/- 2.3 ACRES

+/- 4,246 MIXED USE HOUSE W/ RENTAL UNITS

PRIME INDUSTRIAL DEVELOPMENT SITE

CURRENTLY OPERATING AS 8 UNIT LONG TERM  
BOARDING HOUSE FOR VETERANS

INCLUDES MAIN HOUSE W/ 3 ADDITIONAL ROOMS

PUBLIC WATER & SEPTIC

CONSTRUCTED IN 1970

TOWN OF BETHLEHEM

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**KYLE J. BRADLEY, CPA**

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**ERIC PTAK**

NYS Licensed Real Estate Salesperson  
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**FOR SALE**  
**\$475,000**



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



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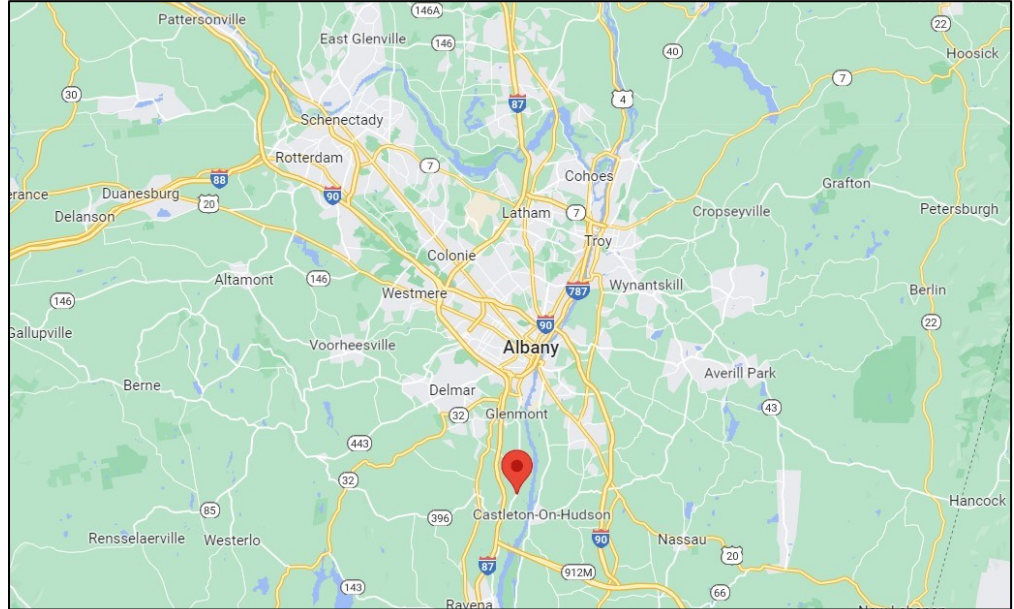


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## LOCATION



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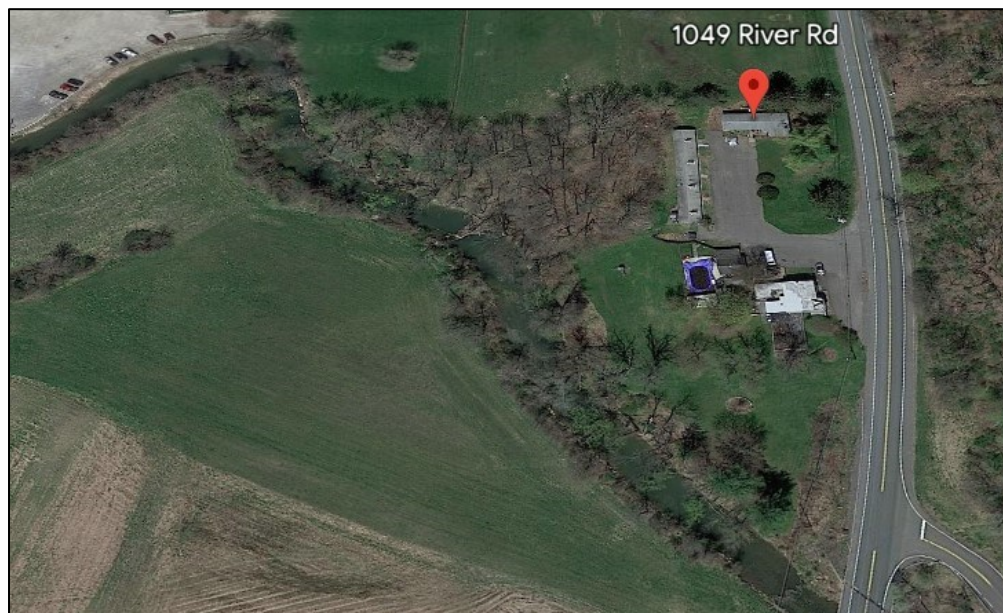


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AERIAL



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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	3,351	29,233	198,913
2023 Population	3,395	30,621	202,773

### Households

	2 mile	5 mile	10 mile
2010 Households	1,291	11,320	84,386
2023 Households	1,313	11,868	86,025

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$207,678	\$262,621	\$234,567
Median Year Built	1954	1975	1956

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$96,524	\$120,811	\$92,114
Median Household Income	\$80,945	\$102,547	\$70,991

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