

FOR  
SALE

# 2458 ROUTE 9

MALTA, NEW YORK



## **+/-6.03 ACRE DEVELOPMENT OPPORTUNITY**

**+/- 6.03 ACRES**

**INCREDIBLE LOCATION - SECONDS FROM I-87**

**IN AN AREA OF TREMENDOUS GROWTH AND DEVELOPMENT**

**11,833 AADT**

**399' OF FRONTAGE DIRECTLY ALONG ROUTE 9**

**DX-3: DOWNTOWN MIXED USE ZONING**

**MUNICIPAL WATER & SEWER**

**FOR SALE**

**\$1,590,000**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
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(518) 462-7491 x 207 office  
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**Adding Value Through Professional Real Estate Services**

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## LOCATION



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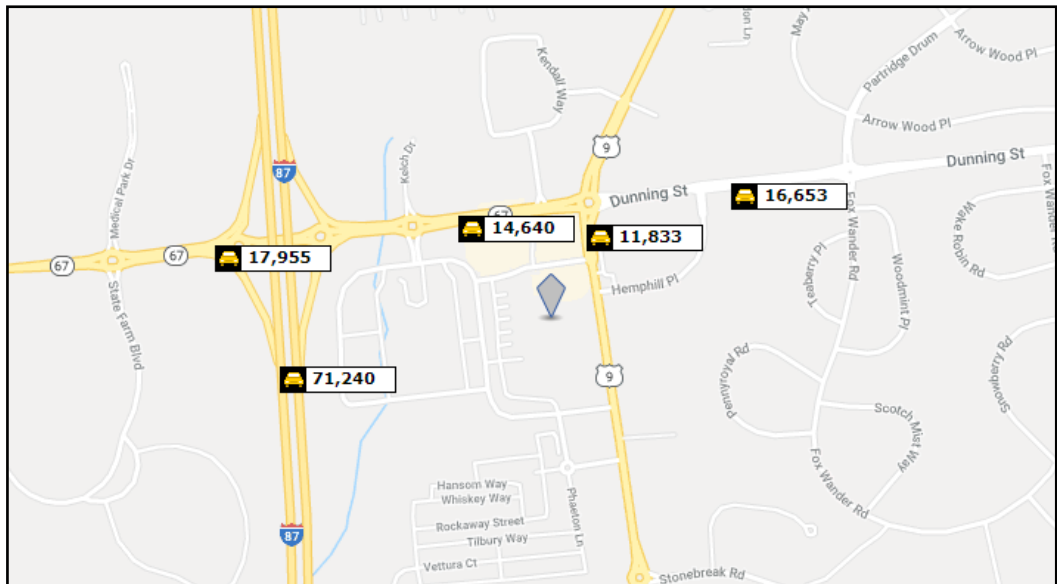
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## MALTA, NEW YORK

### DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	16,094	39,123	159,378
2024 Population:	16,937	40,564	164,418
Pop Growth 2019-2024:	5.24%	3.68%	3.16%
Average Age:	41.10	41.10	41.00
Households			
2019 Total Households:	6,869	15,829	64,689
HH Growth 2019-2024:	5.33%	3.76%	3.29%
Median Household Inc:	\$85,460	\$86,454	\$83,876
Avg Household Size:	2.30	2.40	2.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$250,587	\$267,229	\$271,947
Median Year Built:	1988	1983	1980

### TRAFFIC



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2458 ROUTE 9



11 BLACKSMITH  
DRIVE



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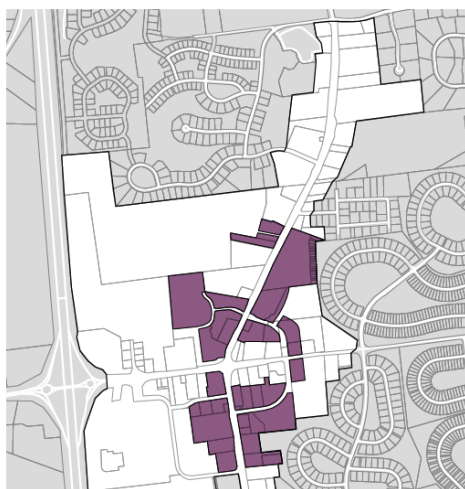
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## MALTA, NEW YORK

### ZONING

### DX-3: Downtown Mixed Use

The DX-3 District is intended to accommodate a mix of compatible uses in a variety of building types in a pedestrian-friendly and walkable environment where buildings do not exceed 3 stories in height.



#### A. Permitted Building Types

- |                          |                  |
|--------------------------|------------------|
| ■ Mixed Use Shopfront    | ■ Apartment      |
| ■ Traditional Shopfront  | ■ Townhouse      |
| ■ Single-Story Shopfront | ■ Cottage Court  |
| ■ General Building       | ■ Detached House |
| ■ Civic Building         |                  |

#### B. Maximum Building Heights

- |           |   |
|-----------|---|
| 3 stories | Mixed Use Shopfront, General Building, Apartment, Townhouse, Civic Building |
| 2 stories | Traditional Shopfront, Cottage Court, Detached House                        |
| 1 story   | Single-Story Shopfront  |

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