

**FOR  
SALE**

**2555 WESTERN AVENUE**

ALTAMONT, NY

**MIXED USE STORE/OFFICE FOR SALE**

PROPERTY



**GREAT INVESTMENT OR OWNER-USER OPPORTUNITY**

- 2,960 SF BUILDING
- AMPLE PAVED PARKING FRONT AND BACK (20 SPACES)
- OPPORTUNITY FOR SINGLE OR MULTIPLE USERS
- EASY ACCESS TO NYS THRUWAY AND THE NORTHWAY (I-87)
- LOCATED NEAR MANY SHOPS, EATERIES AND BUSINESSES
- TRAFFIC COUNT 29,736 AADT
- GREAT VISIBILITY FROM STREET

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

THOMAS A. MILLER  
NYS Licensed Associate Real Estate Broker  
(518) 495-1000 (mobile)  
Tommy@CarrowRealEstate.com

KYLE J. BRADLEY, CPA  
NYS Licensed Real Estate Salesperson  
(845) 325-1568 (mobile)  
Kbradley@CarrowRealEstate.com

**FOR SALE**  
**@\$499,000**



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PHOTOS



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Adding Value Through Professional Real Estate Services



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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	8,392	68,488	365,719
2022 Population	9,546	69,836	362,780
2027 Population Projection	9,679	69,809	361,239

### Households

	2 mile	5 mile	10 mile
2010 Households	3,298	28,730	150,219
2022 Households	3,766	29,323	149,026
2027 Household Projection	3,819	29,311	148,336

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$134,986	\$101,314	\$91,867
Median Household Income	\$111,758	\$83,093	\$70,551

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$324,883	\$236,026	\$225,149
Median Year Built	1983	1970	1956



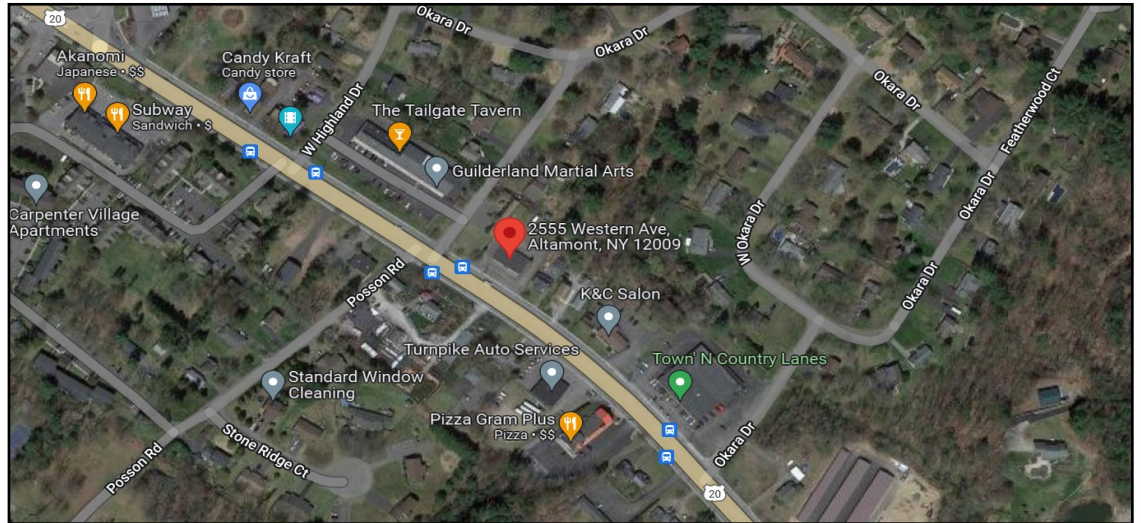


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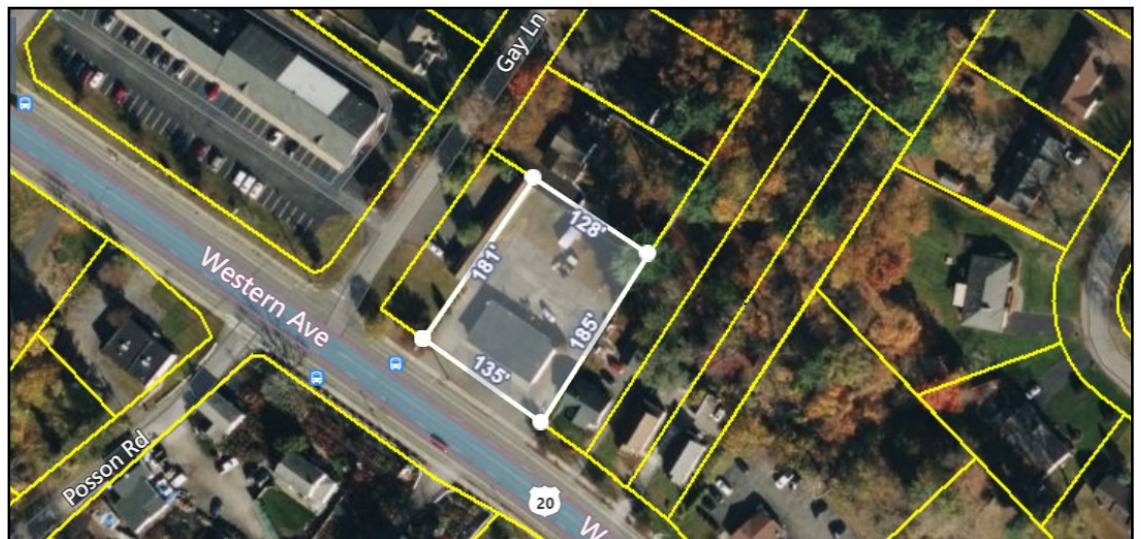
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ARIEL VIEW



TAX MAP



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