

**FOR
SALE**

2 ALBANY AVENUE

NASSAU, NEW YORK

GAS STATION OPPORTUNITY



FULLY CONSTRUCTED GAS STATION W/ RETAIL SPACE
ON DESIRABLE CORNER LOT

NO DEED RESTRICTIONS ON GAS STATION OR
CONVENIENCE STORE USE

2 - 6,000 GALLON TANKS & 1- 8,000 GALLON TANK
PRESSURE TESTED & READY FOR USE

+/-1,200 SF RETAIL SPACE

EXCELLENT VISIBILITY AND EXPOSURE

LOCATED AT LARGE INTERSECTION

FOR MORE
INFORMATION
PLEASE
CONTACT

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

FOR SALE
\$349,000



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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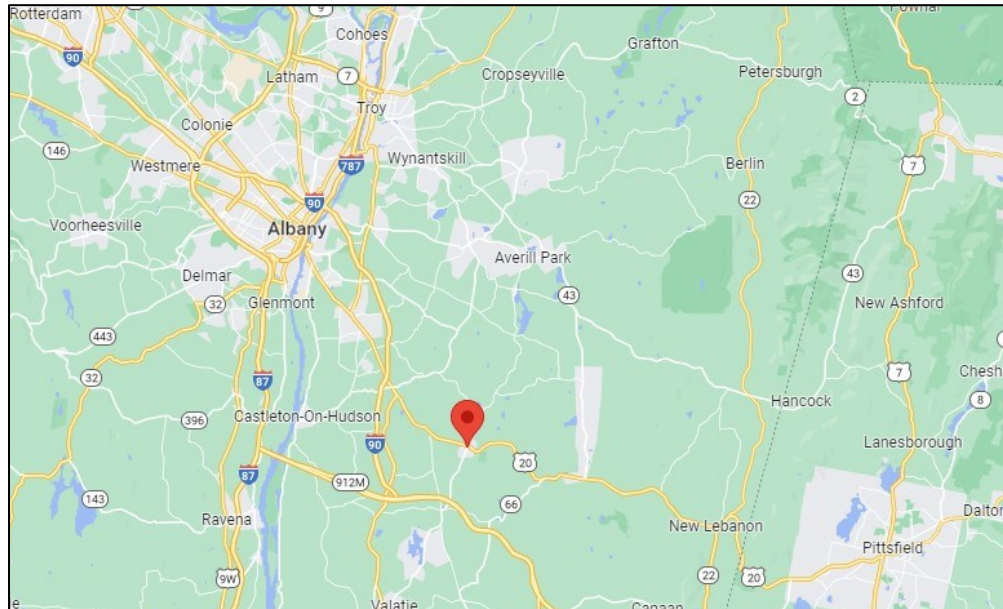
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LOCATION



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	3,099	10,727	57,684
2023 Population	2,935	10,228	56,373

Households

	2 mile	5 mile	10 mile
2010 Households	1,288	4,333	23,084
2023 Households	1,219	4,120	22,560

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$210,606	\$246,023	\$243,438
Median Year Built	1953	1964	1967

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$104,738	\$107,851	\$107,933
Median Household Income	\$88,333	\$88,841	\$91,431

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