

**FOR
SALE**

39 VOORHEESVILLE AVENUE

VOORHEESVILLE, NY 12186

TURNKEY RESTAURANT OPPORTUNITY



+/- 1,791 SF SINGLE-TENANT TURNKEY RESTAURANT

LOCATED IN THE HEART OF THE VILLAGE OF VOORHEESVILLE
SURROUND BY TREMENDOUS GROWTH AND DEVELOPMENT
RECENTLY BUILT IN 2018 - ONLY FIVE YEARS YOUNG
STEPS FROM THE ALBANY COUNTY HELDERBERG-HUDSON RAIL TRAIL
FULLY EQUIPPED KITCHEN WITH ANSUL HOOD AND WALK-IN COOLER
RESTAURANT APPROVED FOR 49 SEATS
INCREDIBLE OPPORTUNITY FOR OWNER-OPERATOR
PUBLIC WATER & PRIVATE SEPTIC WITH SEWER AVAILABLE AT THE STREET
MAIN STREET EAST BUSINESS DISTRICT (MSE) ZONING
ANNUAL REAL ESTATE TAX: \$ 4,481.37
AMPLE ON-SITE PARKING
+/-0.40 ACRES

FOR SALE

\$499,000

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



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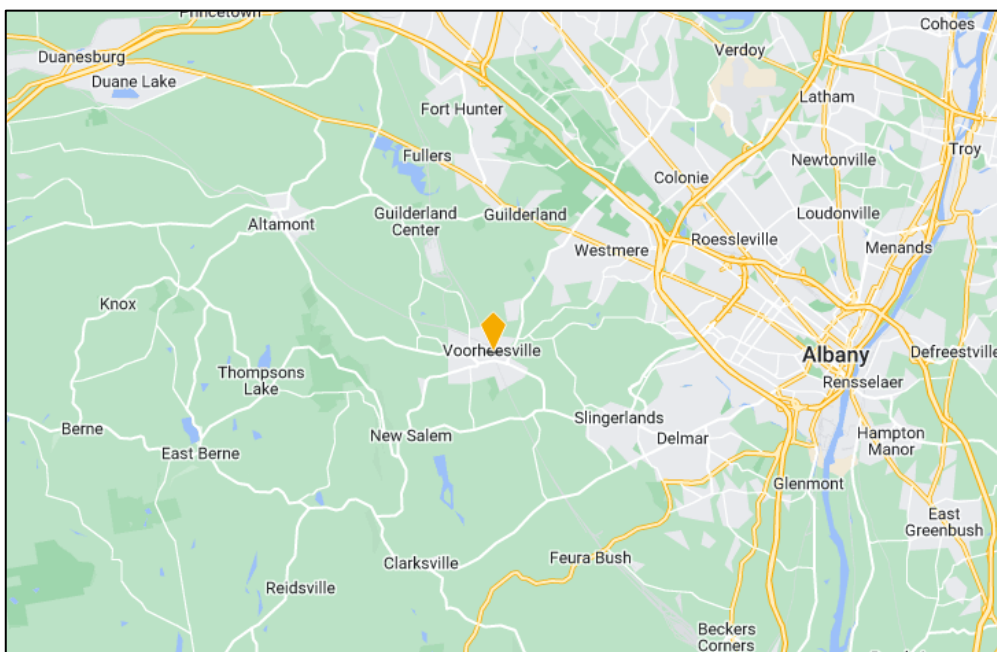
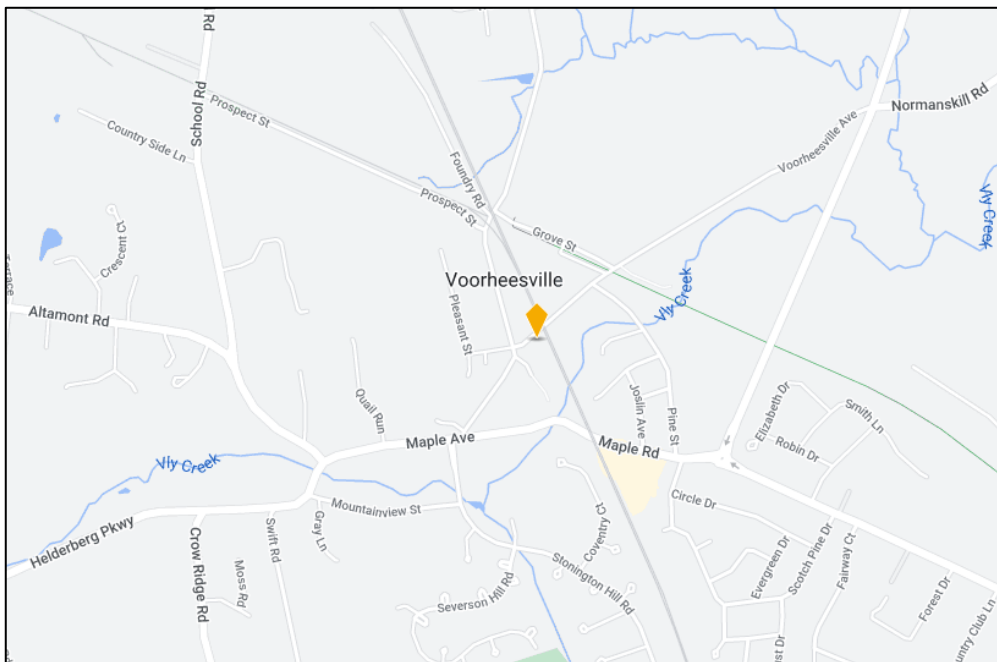
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LOCATION



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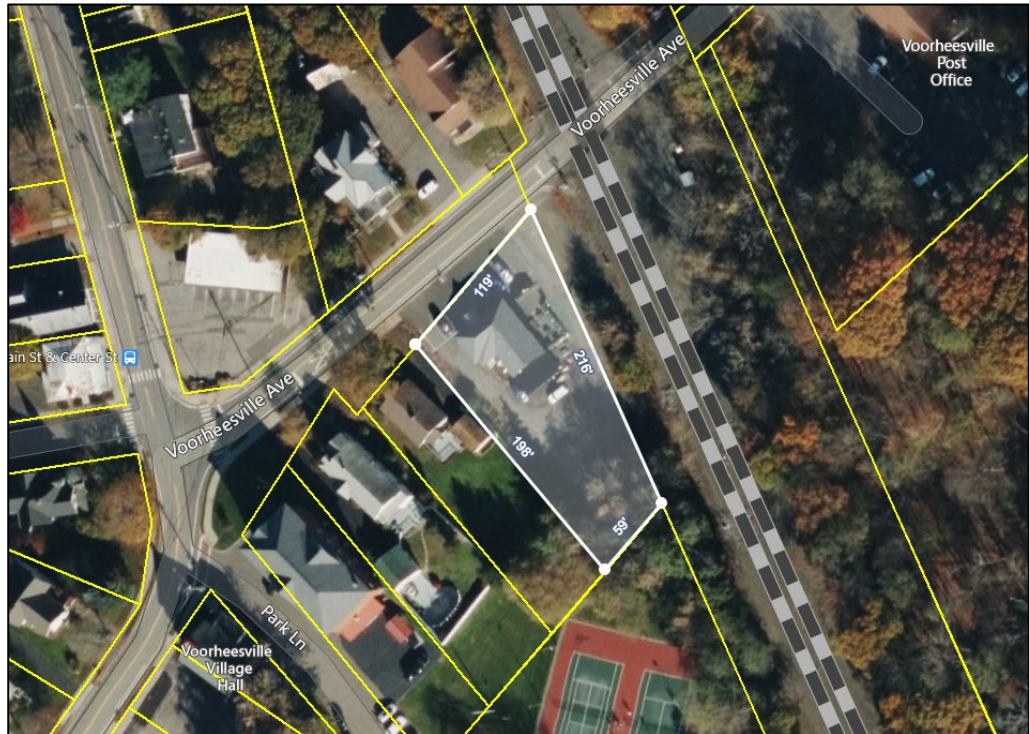
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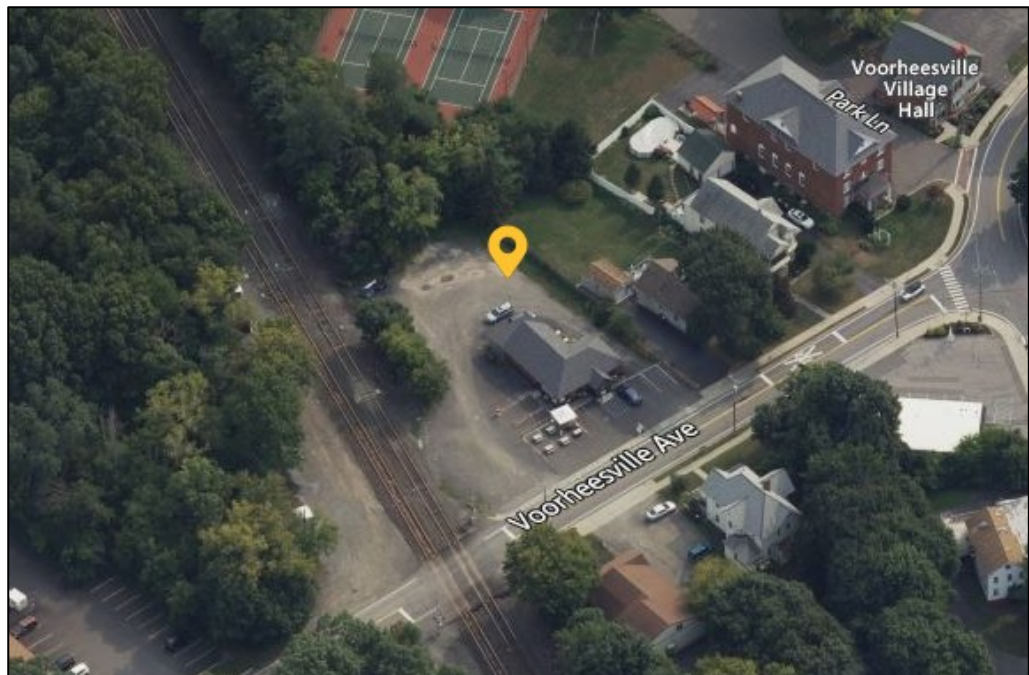
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TAX MAP



AERIAL
VIEW



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PHOTOS



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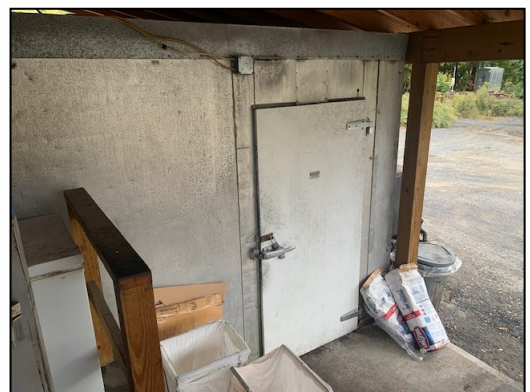
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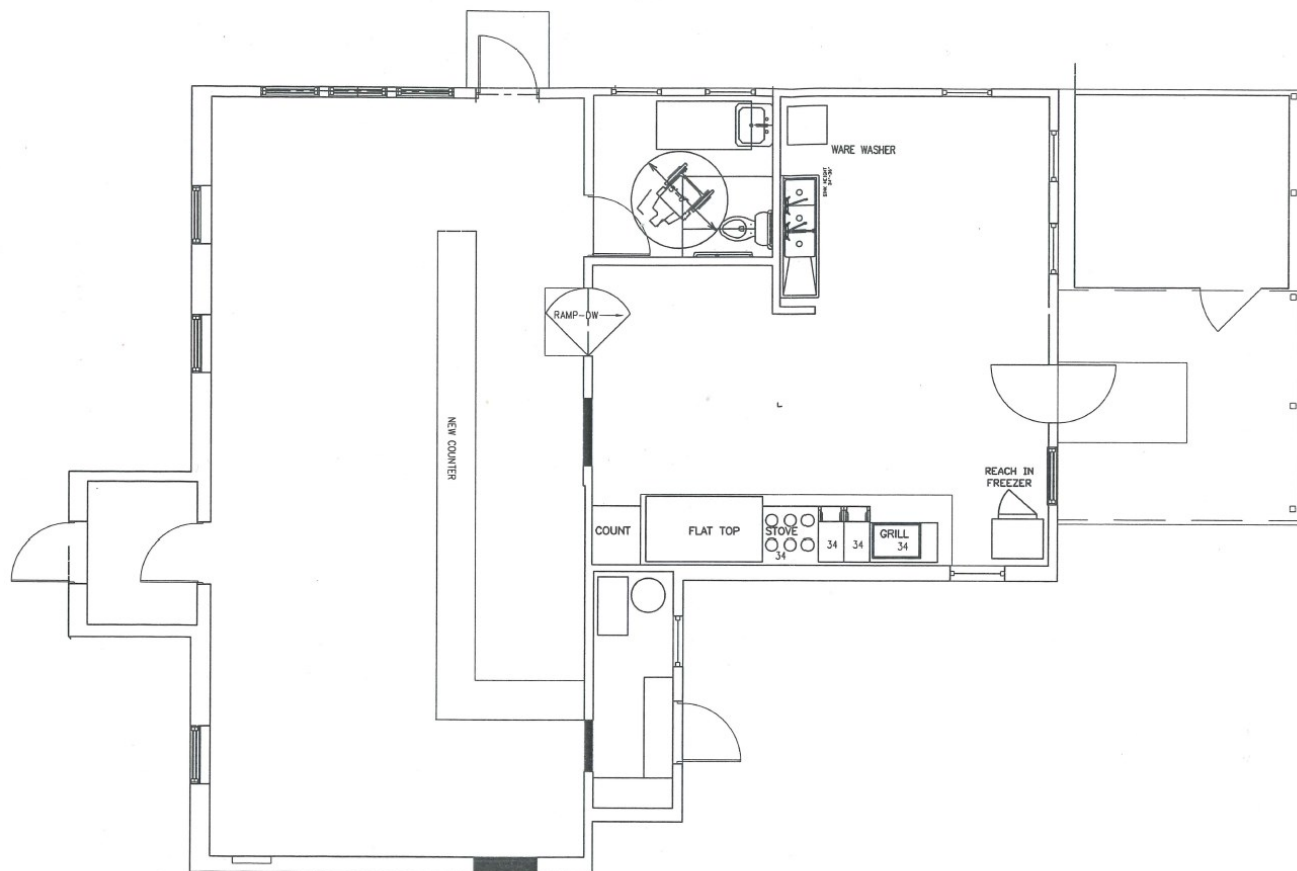
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FLOOR PLAN



1
A-B SCALE: 3/8" = 1'-0"

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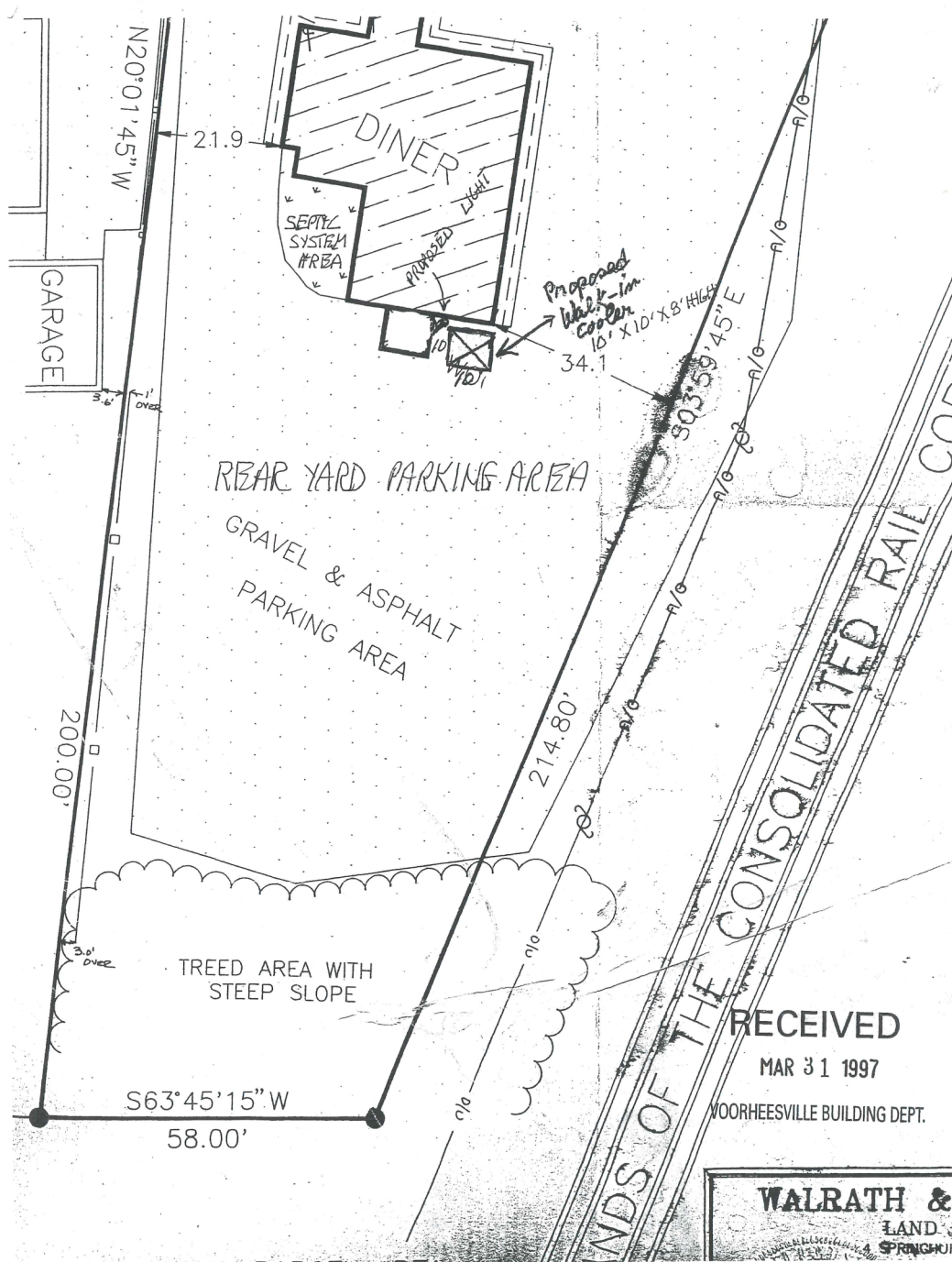
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SURVEY



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	5,076	39,791	283,336
2023 Population	5,274	43,151	289,743

Households

	2 mile	5 mile	10 mile
2010 Households	2,066	17,261	117,061
2023 Households	2,148	18,797	119,733

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$130,225	\$120,189	\$94,025
Median Household Income	\$108,641	\$99,051	\$72,906

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$282,826	\$286,556	\$236,807
Median Year Built	1970	1976	1958

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