

**FOR  
SALE**

# 42 S MAIN STREET

VOORHEESVILLE, NY 12186



## **FORMER CONVENIENCE STORE**

+/-2,004 SF BUILDING

+/- 12 VEHICLE ON-SITE PARKING LOT

+/- 0.22 ACRES

V5 ZONING

9,630 TRAFFIC COUNT

45' OF FRONTAGE ON MAIN ST / 35' ON VOORHEESVILLE AVE

SALE SUBJECT TO DEED RESTRICTION PROHIBITING FUTURE  
CONVENIENCE STORE USE

IN AN AREA OF TREMENDOUS GROWTH AND DEVELOPMENT  
WITH OVER 400 NEW HOMES CURRENTLY BEING BUILT

**FOR SALE @**

**\$349,900**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



*Adding Value Through Professional Real Estate Services*

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## DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2018 Total Population:	8,554	41,912	286,194
2023 Population:	8,652	42,532	287,768
Pop Growth 2018-2023:	1.15%	1.48%	0.55%
Average Age:	42.10	42.50	39.50
Households			
2018 Total Households:	3,385	18,232	118,007
HH Growth 2018-2023:	1.12%	1.55%	0.56%
Median Household Inc:	\$95,638	\$84,858	\$63,401
Avg Household Size:	2.50	2.20	2.30
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$292,018	\$268,473	\$216,626
Median Year Built:	1971	1975	1957

## PROPERTY DETAILS

- 2,004 SF Retail Building
- Twelve (12) Striped Parking Spaces
- 0.22 Acres
- Single Story Masonry Construction
- Built in 1980
- Roof Replaced in October 2007
- HVAC - 7.5 Ton Electric Rooftop Unit Replaced in 2005
- Municipal Water & Sewer
- 2018 Real Estate Taxes: \$6,109.47

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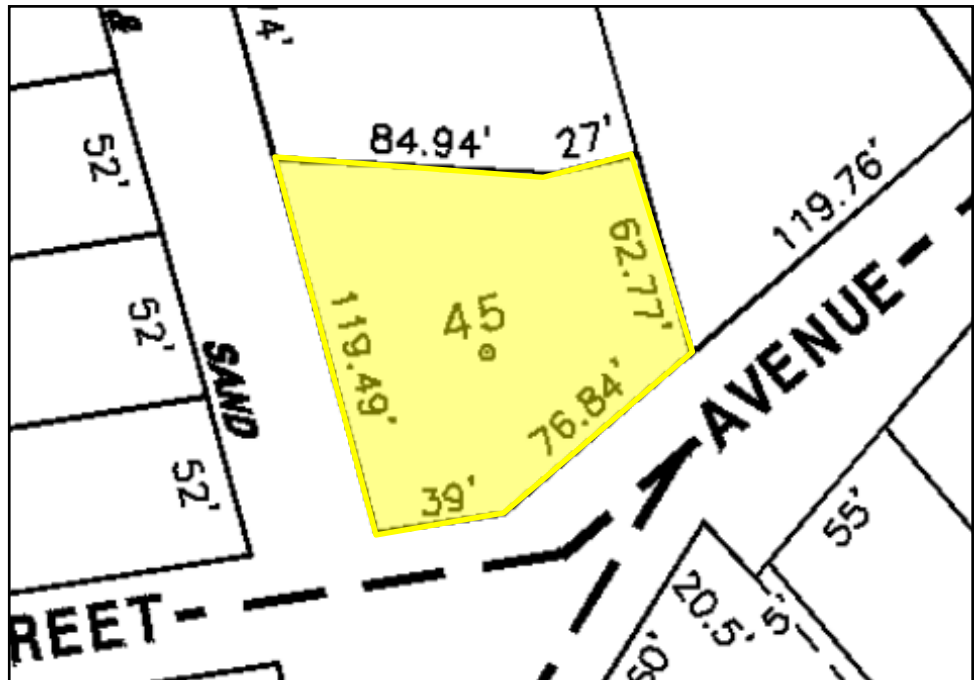
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TAX MAP



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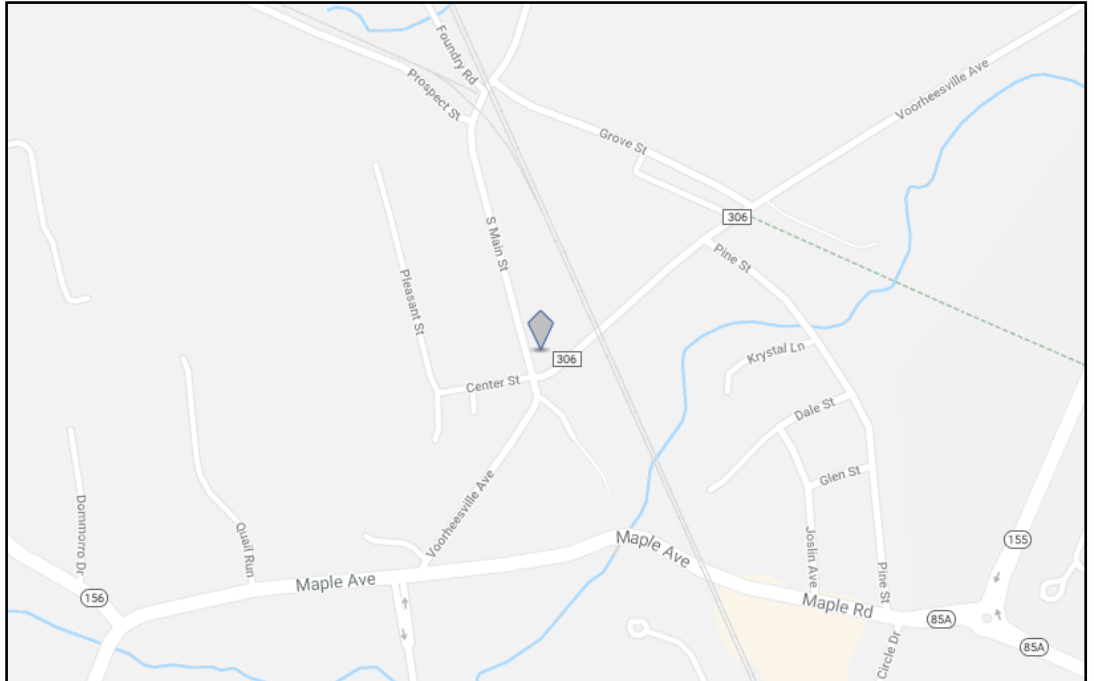
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VOORHEESVILLE,  
NEW YORK



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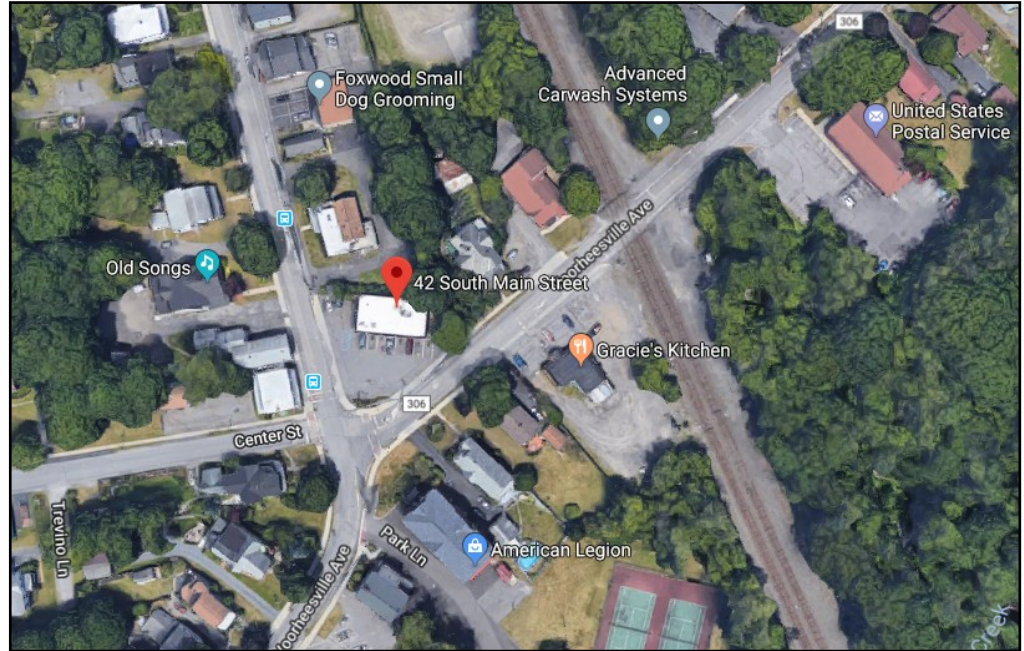


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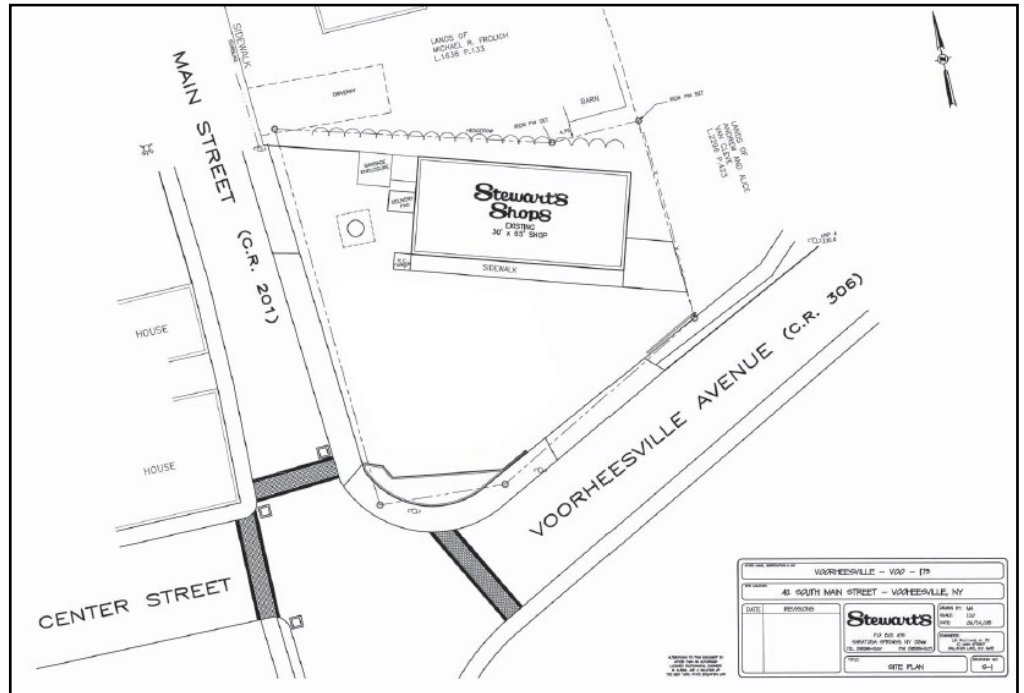
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AERIAL VIEW



SITE PLAN



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EXTERIOR  
PHOTOS



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