

**FOR  
SALE**

# 494 WESTERN TPKE

ALTAMONT, NY

## **INDUSTRIAL WAREHOUSE / OFFICE COMPLEX**



**+/-24,938 TOTAL SF**

10,594 SF OFFICE

14,344 SF WAREHOUSE

**+/-11.00 TOTAL ACRES**

**INCLUDES A TWO-FAMILY RESIDENTIAL INCOME PROPERTY**

**18' TO 24' CEILING HEIGHTS**

**120/208 VOLTS THREE PHASE ELECTRIC**

**GREAT LOCATION ONLY MINUTES TO I-88 / I-90**

**MUNICIPAL WATER & PRIVATE SEPTIC**

**COMMERCIAL INDUSTRIAL (C-1) ZONING**

**TOTAL TAXES: \$19,351.88**

**FOR SALE**

**\$2,729,000**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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

**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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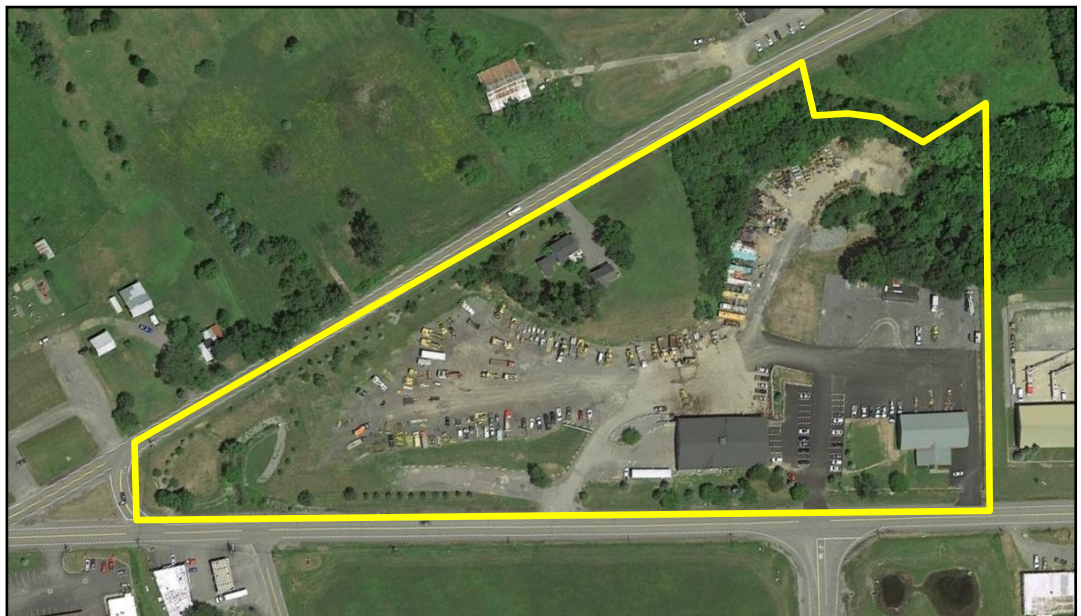
# 494 WESTERN TPKE

ALTAMONT, NY

TAX MAP



SATELLITE  
VIEW



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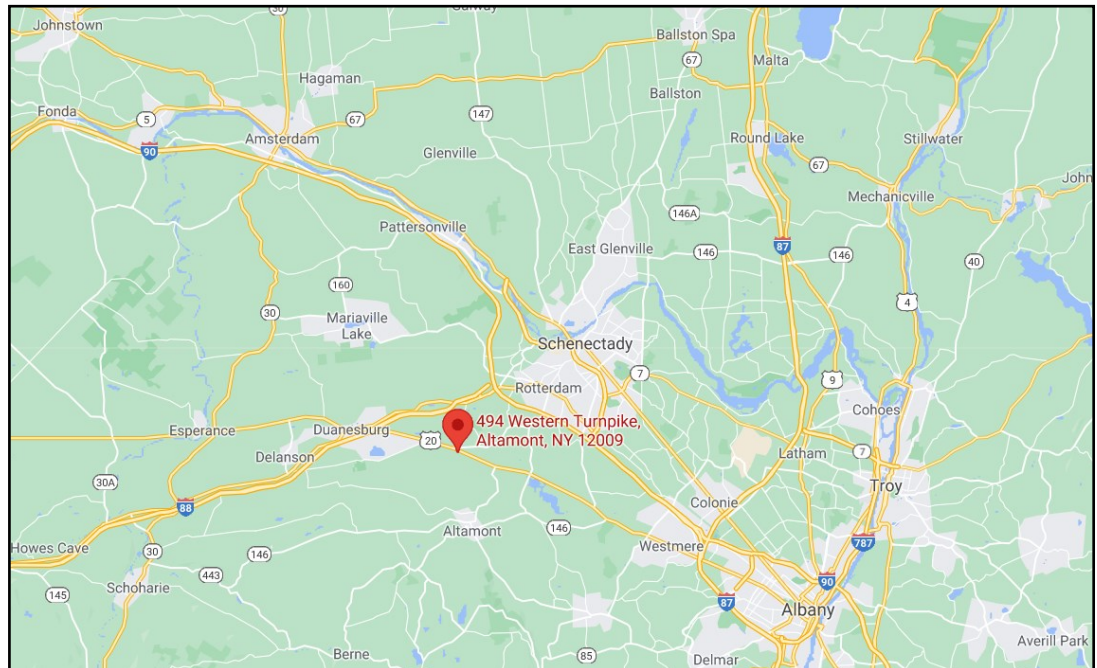
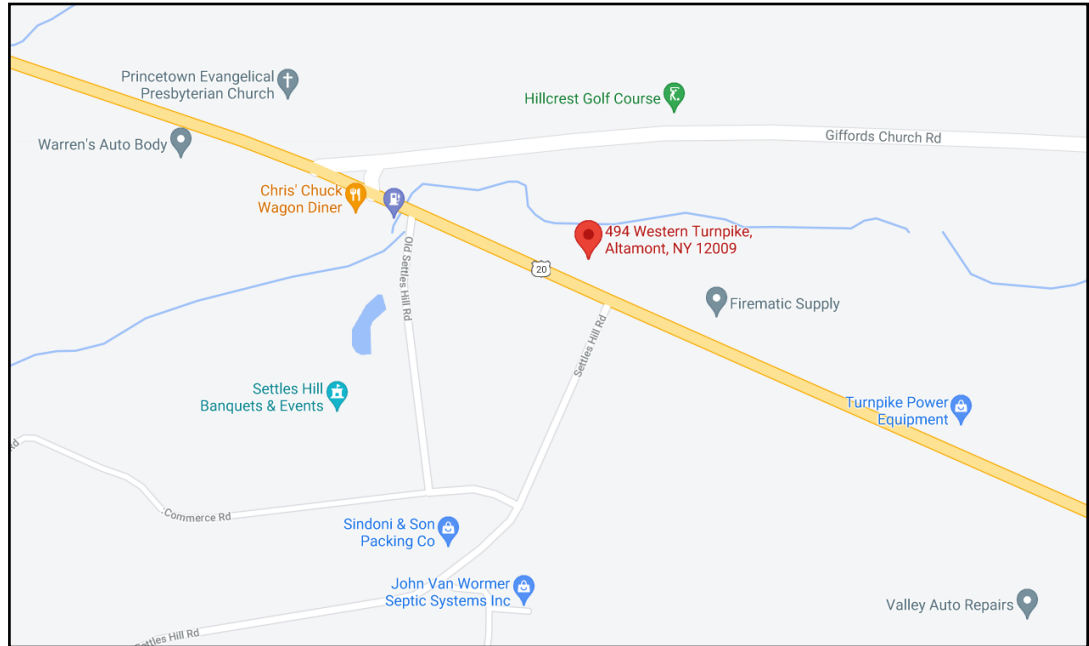
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## ALTAMONT, NY

### LOCATION



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# 494 WESTERN TPKE

ALTAMONT, NY



## 494 WESTERN TURNPIKE, ALTAMONT, NY 12009

+/-6.75 ACRES

TWO (2) FLOORS TOTALING 18,688 SF

9,344 SF CLASS A OFFICE SPACE ON MAIN LEVEL

RENOVATED IN 2018

9,344 SF WAREHOUSE / SHOP SPACE ON GROUND LEVEL

24' CEILING HEIGHTS

FOUR (4) DRIVE-IN OVERHEAD DOORS

MUNICIPAL WATER & PRIVATE SEPTIC

COMMERCIAL INDUSTRIAL (C-1) ZONING

ORIGINALLY CONSTRUCTED IN 1999

TAXES: \$7,611.70

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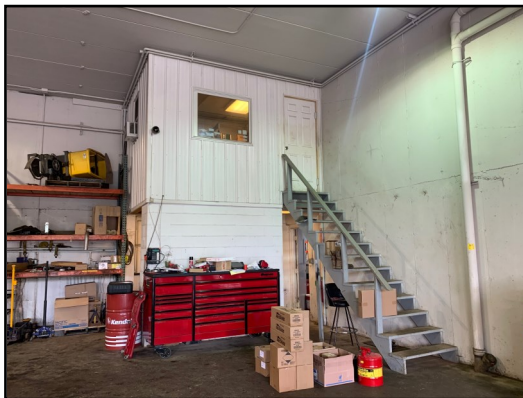
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## PHOTOS



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# 420 WESTERN TPKE

ALTAMONT, NY



## 420 WESTERN TURNPIKE, ALTAMONT, NY 12009

+/-2.50 ACRES

+/-6,250 TOTAL SF

+/-1,250 SF OFFICE

+/-5,000 SF WAREHOUSE

+/-18' CEILING HEIGHTS

FOUR (4) DRIVE-IN OVERHEAD DOORS

MUNICIPAL WATER & PRIVATE SEPTIC

COMMERCIAL INDUSTRIAL (C-1) ZONING

ORIGINALLY CONSTRUCTED IN 1997

TAXES: \$5,940.05

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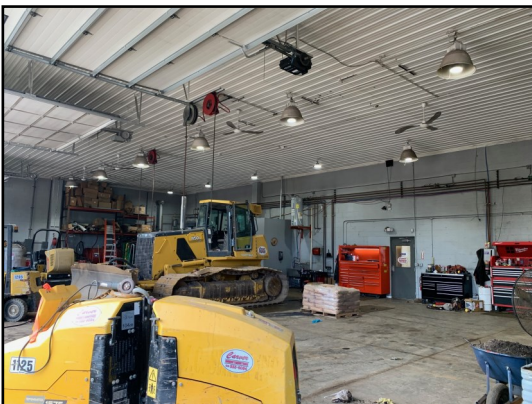
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# 3507 GIFFORDS CHURCH RD DUANESBURG, NY



## 3507 GIFFORDS CHURCH ROAD, DUANESBURG, NY 12056

+/-1.75 ACRES

+/-2,600 TOTAL SF

### TWO-FAMILY RESIDENTIAL DUPLEX & BARN

UNIT 1: +/-1,700 SF - THREE BED / ONE BATH - FIRST FLOOR

UNIT 2: +/-900 SF TWO BED / ONE BATH - SECOND FLOOR

BARN: +/-800 SF WITH TWO GARAGE SPACES

MUNICIPAL WATER & PRIVATE SEPTIC

ORIGINALLY CONSTRUCTED IN 1950

SCHALMONT SCHOOL DISTRICT

TAXES: \$5,800.13

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