

**FOR
SALE**

635 WEMPLE RD
GLENMONT, NY 12077

OFFICE / WAREHOUSE OPPORTUNITY



+/-4,520 SF OFFICE / INDUSTRIAL WAREHOUSE

+/-2,000 SF OFFICE / WAREHOUSE BUILDING WITH
+/-720 SF ATTACHED STORAGE SHED

+/-1,800 SF WAREHOUSE / SHOP BUILDING

+/-2.20 ACRES

PRIVATE WATER & SEPTIC

CURRENTLY OCCUPIED BY HEATING OIL DELIVERY COMPANY

CONSTRUCTED IN 1986/1995

TOWN OF BETHLEHEM

RURAL (R) ZONING

TAXES: \$5,335.75 (\$1.18 PSF)

FOR SALE

\$419,000

(\$92.70 PSF)

**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

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635 WEMPLERD

GLENMONT, NY 12077

FRONT BUILDING SPECS

- +/-2,000 SF OFFICE / WAREHOUSE BUILDING
- +/-720 SF ATTACHED STORAGE SHED
- 200 AMP ELECTRIC SERVICE
- CONSTRUCTED IN 1986
- 10' WIDE X 8' HIGH DRIVE-IN OVERHEAD DOOR
- 10' CLEAR CEILING HEIGHTS
- TWO (2) RESTROOMS
- WASHER & DRYER HOOK-UP



REAR BUILDING SPECS

- +/-1,800 SF WAREHOUSE / SHOP BUILDING
- STEEL FRAME CONSTRUCTION
- PITCHED METAL ROOF
- 200 AMP ELECTRIC SERVICE
- CONSTRUCTED IN 1995
- 12' WIDE X 11' HIGH DRIVE-IN OVERHEAD DOOR
- 12' CLEAR CEILING HEIGHTS
- HEATED
- WASH SINK



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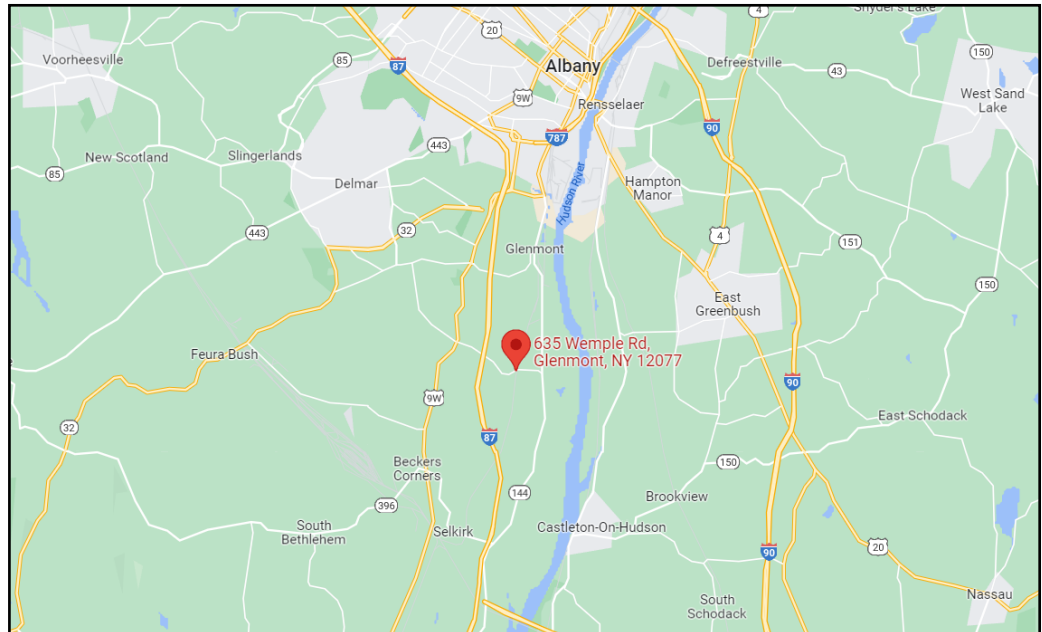
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LOCATION



TAX MAP



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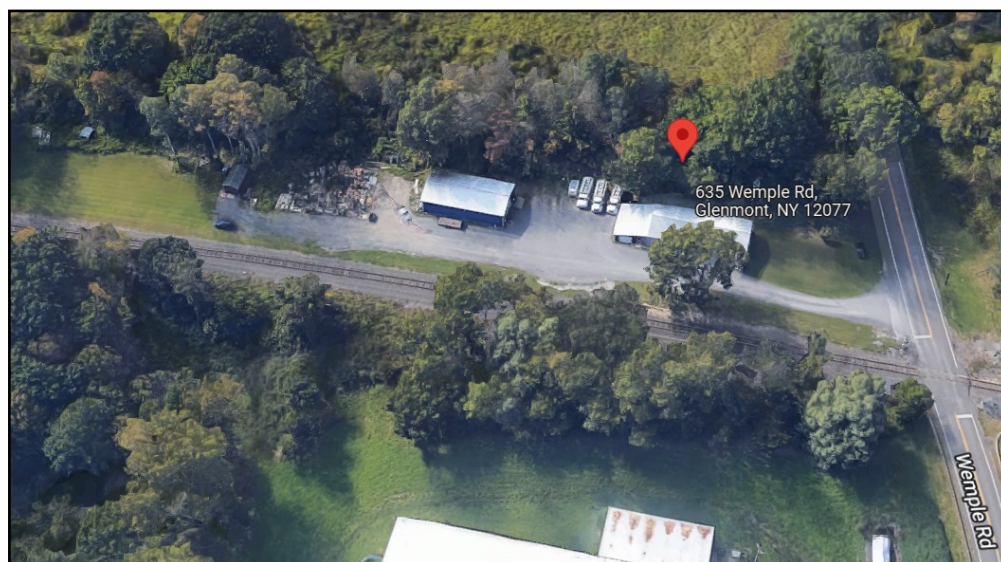
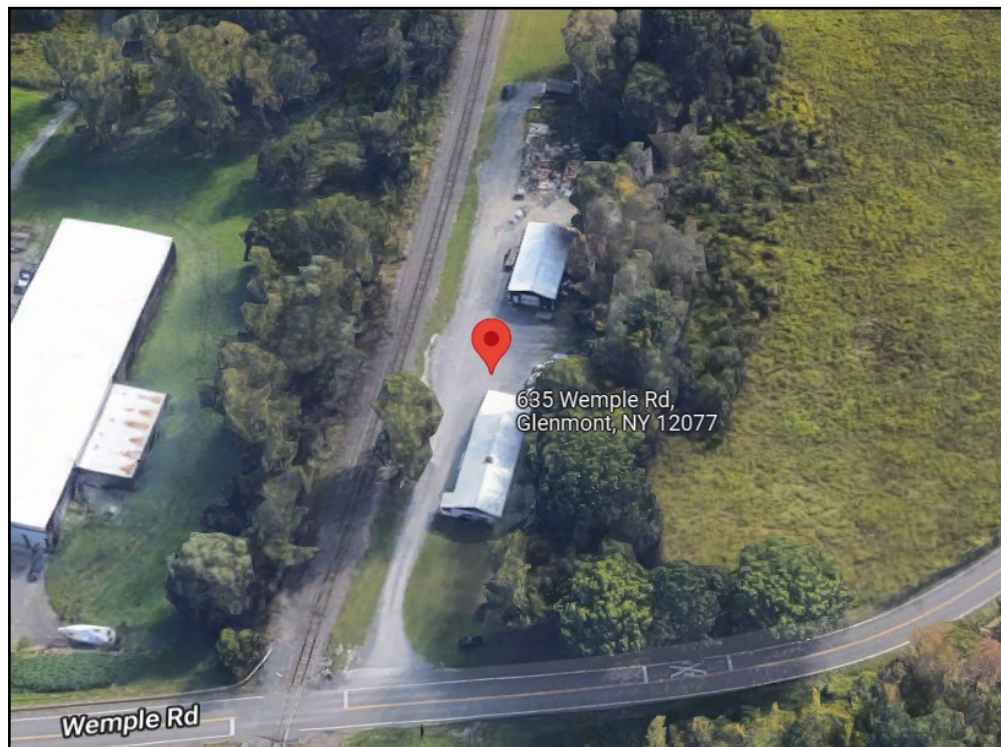
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AERIAL
VIEW



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**FRONT
BUILDING**



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**FRONT
BUILDING**



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REAR
BUILDING



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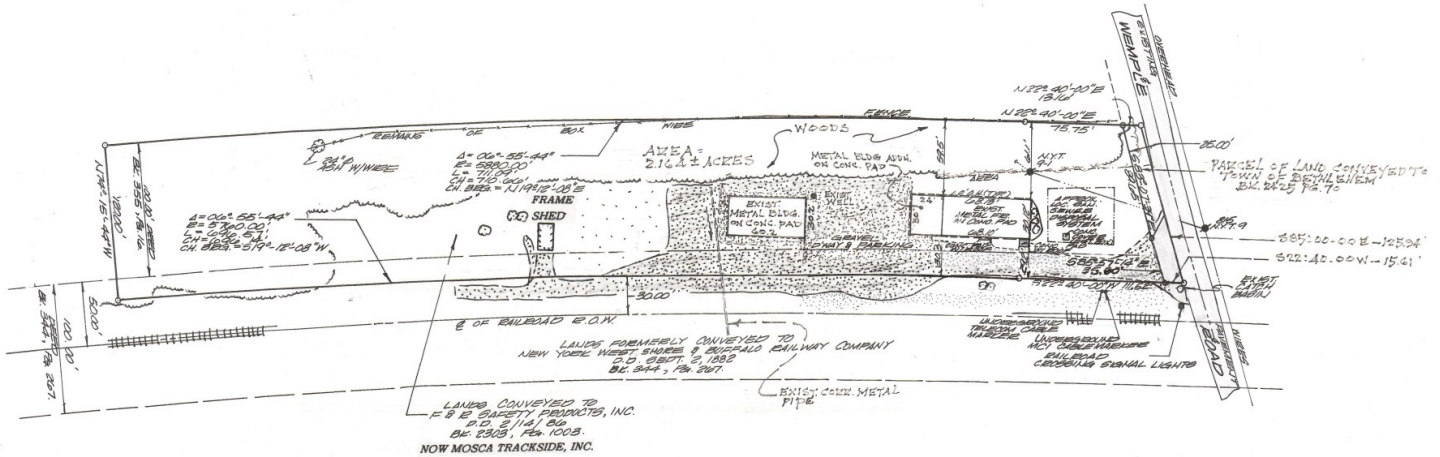
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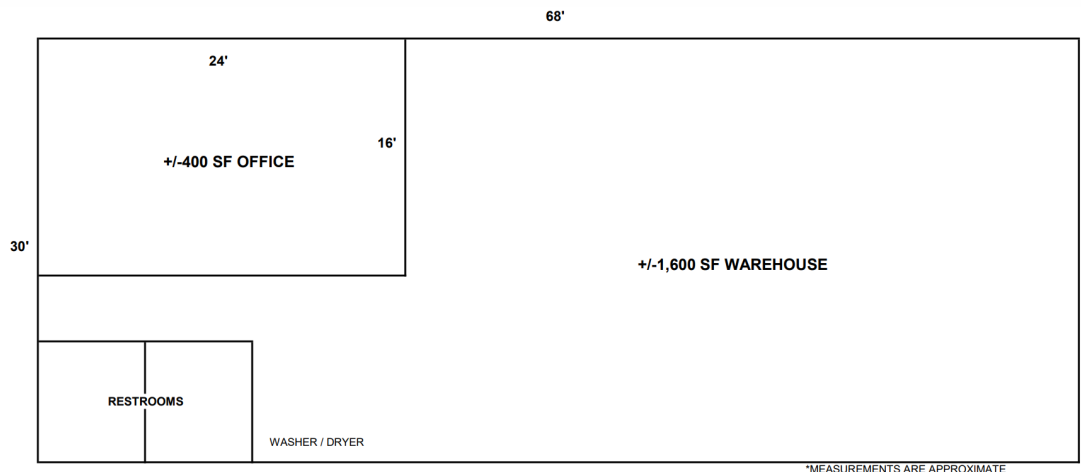
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SURVEY



FRONT
BUILDING
FLOOR
PLAN



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	3,515	62,386	240,448
2022 Population	3,695	61,757	237,896

Households

	2 mile	5 mile	10 mile
2010 Households	1,293	25,465	99,828
2022 Households	1,366	25,188	98,817

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$123,220	\$98,431	\$91,197
Median Household Income	\$101,605	\$77,699	\$70,800

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$303,936	\$240,994	\$234,796
Median Year Built	1984	1960	1957

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