

**FOR
SALE**

779 RIVER STREET
TROY, NY 12180

OFFICE / WAREHOUSE OPPORTUNITY



+/-4,144 SF OFFICE / INDUSTRIAL WAREHOUSE

5 HEATED DRIVE IN GARAGE BAYS

2 DRIVE THROUGH GARAGES WITH OVERHEARD DOORS

MULTIPLE ENTRY POINTS ALLOWING TRUCKS EASY ENTRY/EXIT

2 STORY OFFICE SPACE

FULL BATHROOM ON SITE

2.5 MILES FROM 787

MIXED-USE ZONING

AMPLE PARKING

.34 ACRE LOT

FOR SALE

\$230,000

(\$55.50 PSF)

**FOR MORE
INFORMATION
PLEASE
CONTACT**

KYLE J. BRADLEY, CPA

NYS Licensed Real Estate Salesperson

(845) 325-1568 mobile

KBradley@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.

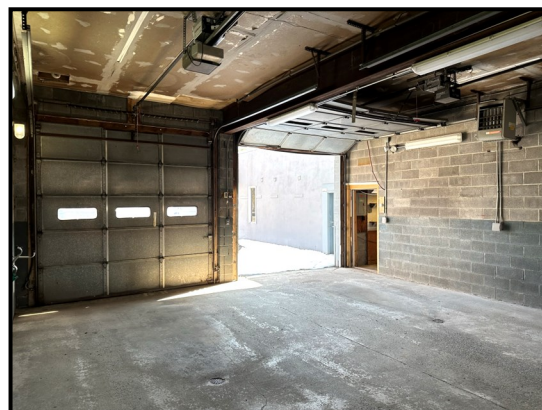
**FOR
SALE**

779 RIVER STREET

TROY, NY 12180

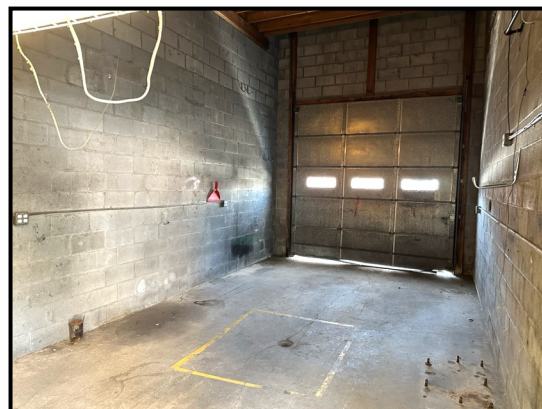
FRONT ACCESS GARAGE

- +/-600 SF
- 2 BAY GARAGE
- 10' WIDE X 10' HIGH DRIVE-IN OVERHEAD DOORS
- 12' CEILING
- PULL THROUGH ACCESS
- HEATED



REAR ACCESS GARAGE #1

- +/-350 SF
- 1 BAY GARAGE
- 10' WIDE X 10' HIGH DRIVE-IN OVERHEAD DOOR
- 14' CEILING
- HEATED



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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

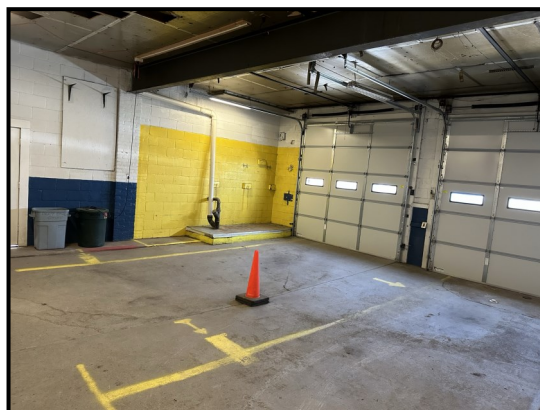
**FOR
SALE**

779 RIVER STREET

TROY, NY 12180

REAR
ACCESS
GARAGE
#2

- +/-750 SF
- 2 BAY GARAGE
- 10' WIDE X 10' HIGH DRIVE-IN OVERHEAD DOORS
- 12' CEILING
- DIRECT ACCESS TO OFFICE
- HEATED
- ADDITIONAL STORAGE
- SINK ACCESS



FOR MORE
INFORMATION
PLEASE
CONTACT

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

**FOR
SALE**

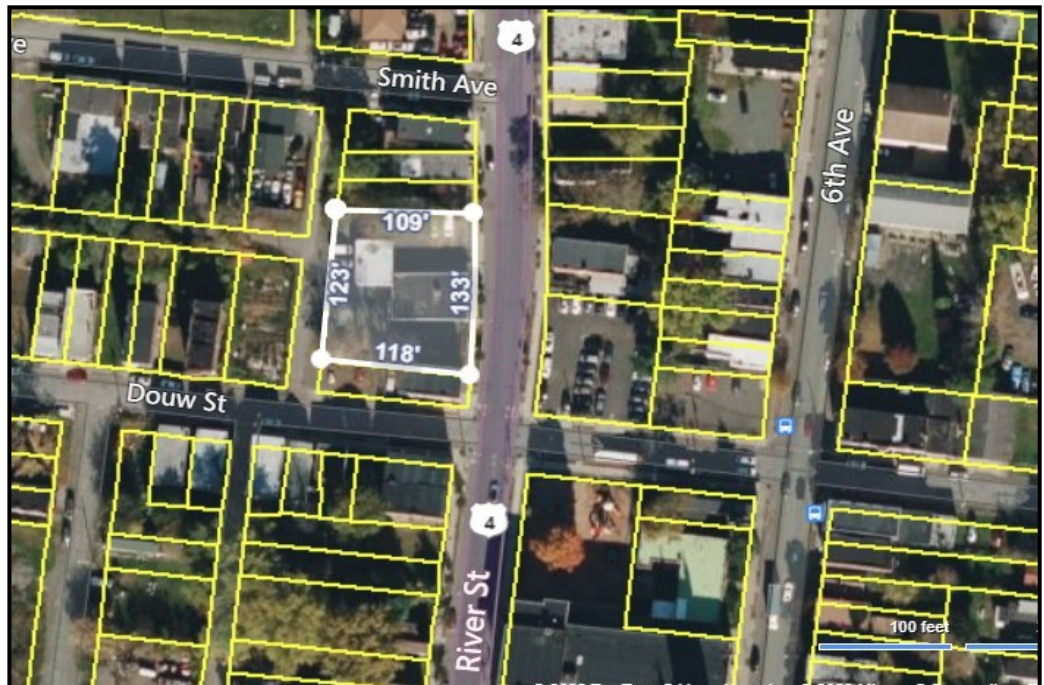
779 RIVER STREET

TROY, NY 12180

LOCATION



TAX MAP



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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



Adding Value Through Professional Real Estate Services

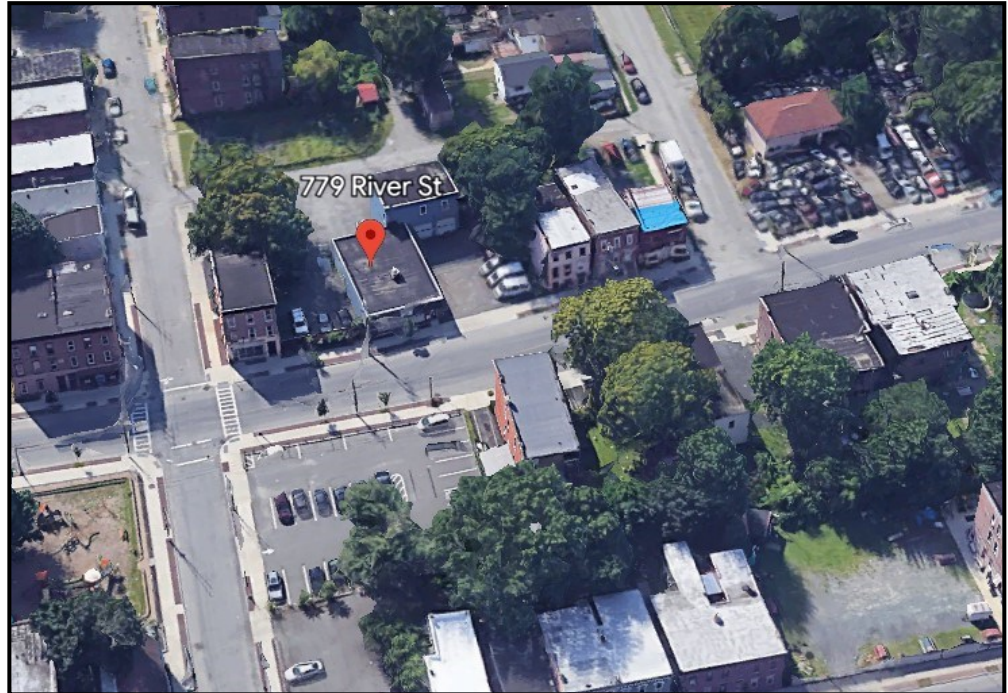
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

779 RIVER STREET

TROY, NY 12180

AERIAL
VIEW



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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

**FOR
SALE**

779 RIVER STREET

TROY, NY 12180

OFFICE
SPACE



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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

**FOR
SALE**

779 RIVER STREET

TROY, NY 12180

EXTERIOR
BUILDING



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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

**FOR
SALE**

779 RIVER STREET

TROY, NY 12180

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	48,019	137,672	370,131
2022 Population	47,741	139,143	368,955

Households

	2 mile	5 mile	10 mile
2010 Households	20,439	57,752	153,910
2022 Households	20,294	58,365	153,379

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$63,289	\$80,410	\$86,910
Median Household Income	\$46,788	\$61,153	\$67,402

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$158,181	\$198,598	\$225,713
Median Year Built	1947	1955	1959

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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