

**FOR
SALE**

908 RIVER STREET

TROY, NEW YORK

RIVER STREET PLAZA FOR SALE



+/- 4,286 SF RETAIL BUILDING

FULLY BUILT OUT RESTAURANT & CAFE

GREAT EXPOSURE & VISIBILITY

HIGH TRAFFIC VOLUME ALONG RIVER STREET

AMPLE ON SITE PARKING

GREAT FOR ANY NUMBER OF RETAIL USES

CLOSE PROXIMITY TO DOWNTOWN TROY

EASILY ACCESSIBLE FROM ROUTE 7 VIA RIVER STREET

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE J. BRADLEY, CPA

NYS Licensed Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

FOR SALE

\$425,000
(\$99.16 PSF)



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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PHOTOS



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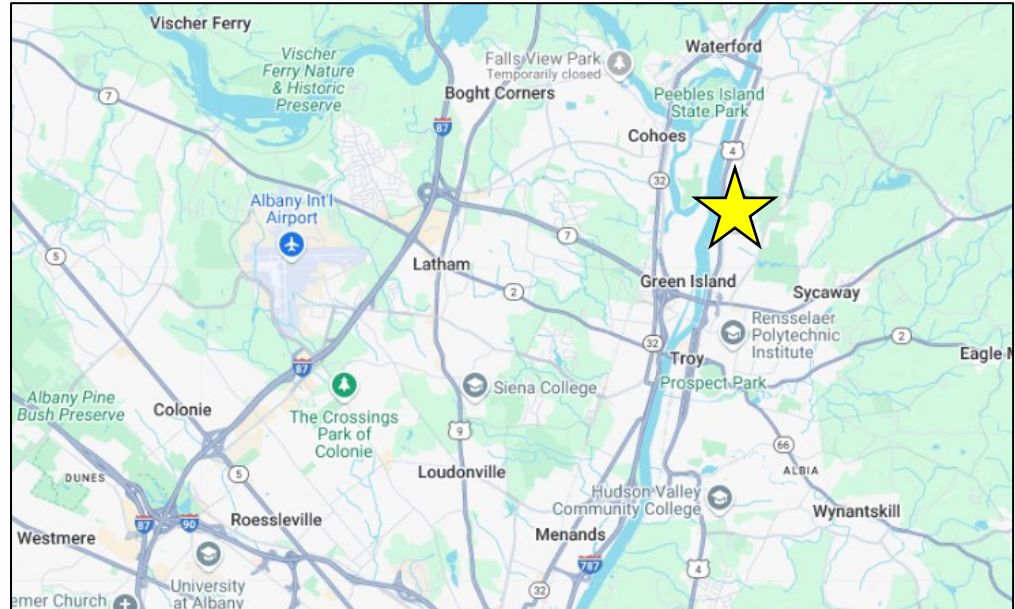
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LOCATION



TAX MAP



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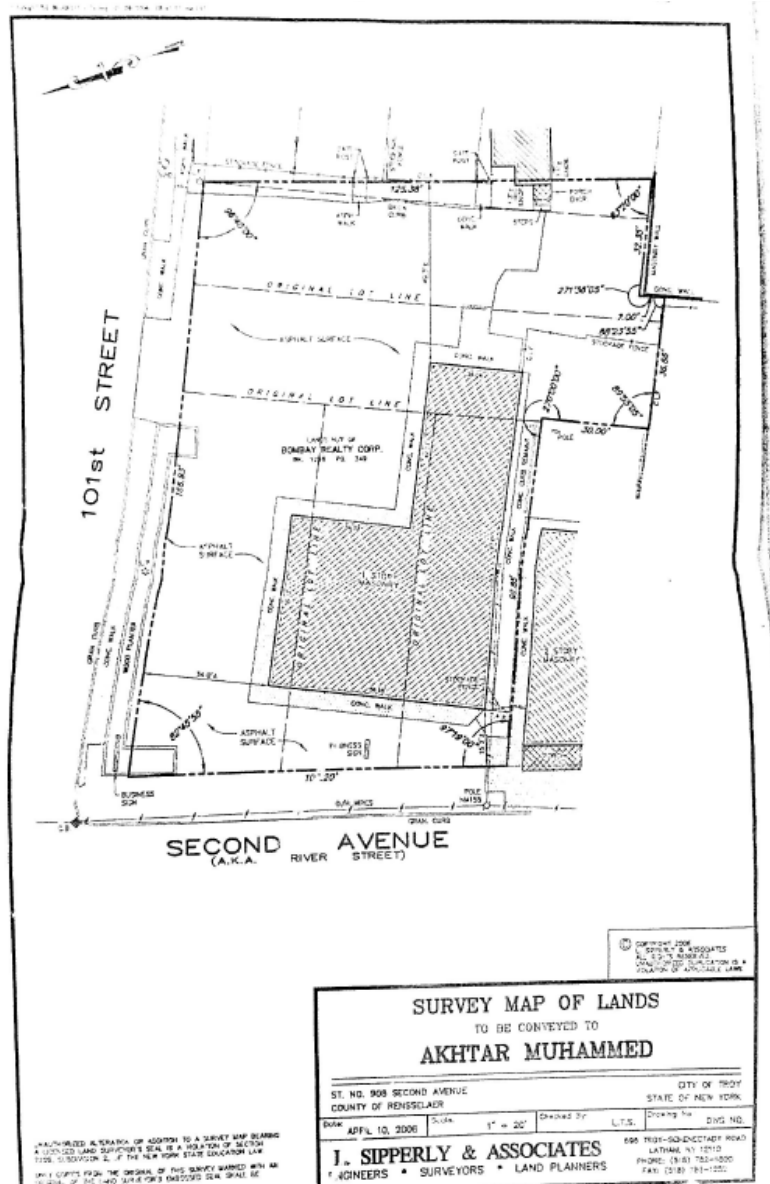
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SURVEY



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DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
2020 Population	11,718	89,926	144,239
2024 Population	11,046	86,101	141,486

Households

	1 mile	3 miles	5 miles
2020 Households	4,976	39,637	61,338
2024 Households	4,645	37,831	59,821

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$150,236	\$185,284	\$223,106
Median Year Built	1947	1949	1959

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$56,852	\$73,747	\$86,274
Median Household Income	\$39,728	\$54,153	\$65,171

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