FOR SALE

4942 Commercial Drive
Yorkville, NY 13495

Turnkey Commercial Space

Looking for a commercial space that's ready from day one? This well-maintained, turnkey retail property is ideally suited for an owner-occupant seeking immediate occupancy with no buildout delays. The building offers a clean, functional, and professionally finished layout, making it adaptable for a wide range of retail or service-oriented business uses.

FOR SALE

$450,000

FOR MORE INFORMATION PLEASE CONTACT

Amber R. Hensley
Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

Carrow

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

4942 Commercial Drive Yorkville, NY 13495

EXECUTIVE SUMMARY

This ±2,800 SF commercial building is well suited for a wide range of commercial uses. The property features a spacious reception and office area, wide-open service or shop space with high ceilings, concrete floors, overhead gas heat, wash basins, and a dedicated utility room. Two large 12’ x 11’ overhead garage doors provide excellent access and functionality. Set back from the main road and situated on a generous 0.58-acre parcel with strong visibility and 136 feet of frontage along Commercial Drive, providing excellent exposure and convenient access. The single-story, Class B building delivers efficient design and ease of operations for both owner-users and investors

FOR MORE INFORMATION PLEASE CONTACT

Amber R. Hensley
Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

Carrow

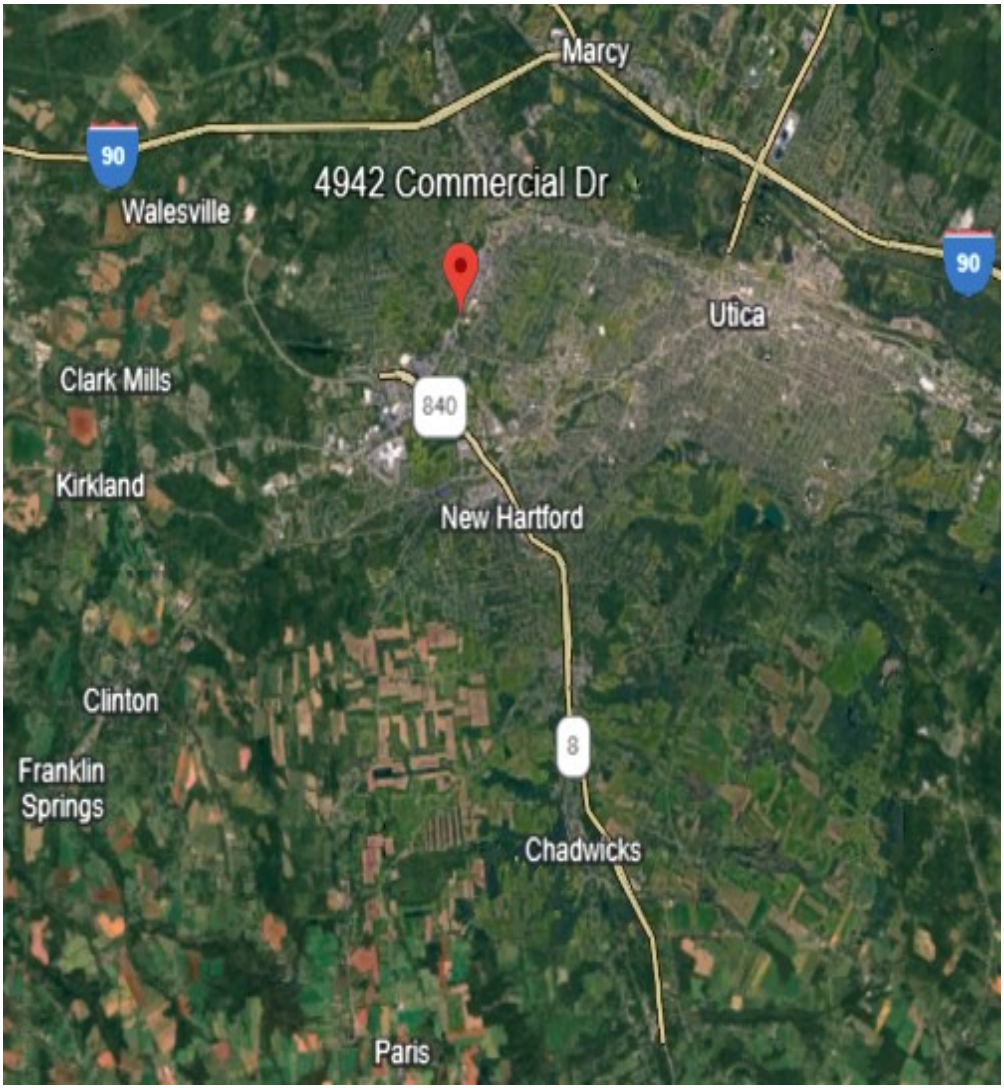
Adding Value Through Professional Real Estate Services

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

4942 Commercial Drive
Yorkville, NY 13495

LOCATION



FOR MORE INFORMATION PLEASE CONTACT

Amber R. Hensley
Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

Carrow

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

4942 Commercial Drive
Yorkville, NY 13495

FOR MORE INFORMATION PLEASE CONTACT

Amber R. Hensley
Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

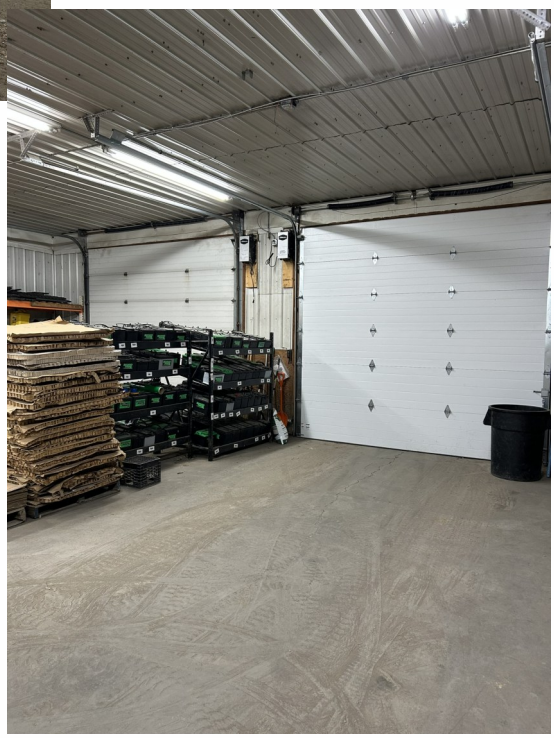
Carrow

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

4942 Commercial Drive
Yorkville, NY 13495



FOR MORE INFORMATION PLEASE CONTACT

Amber R. Hensley
Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

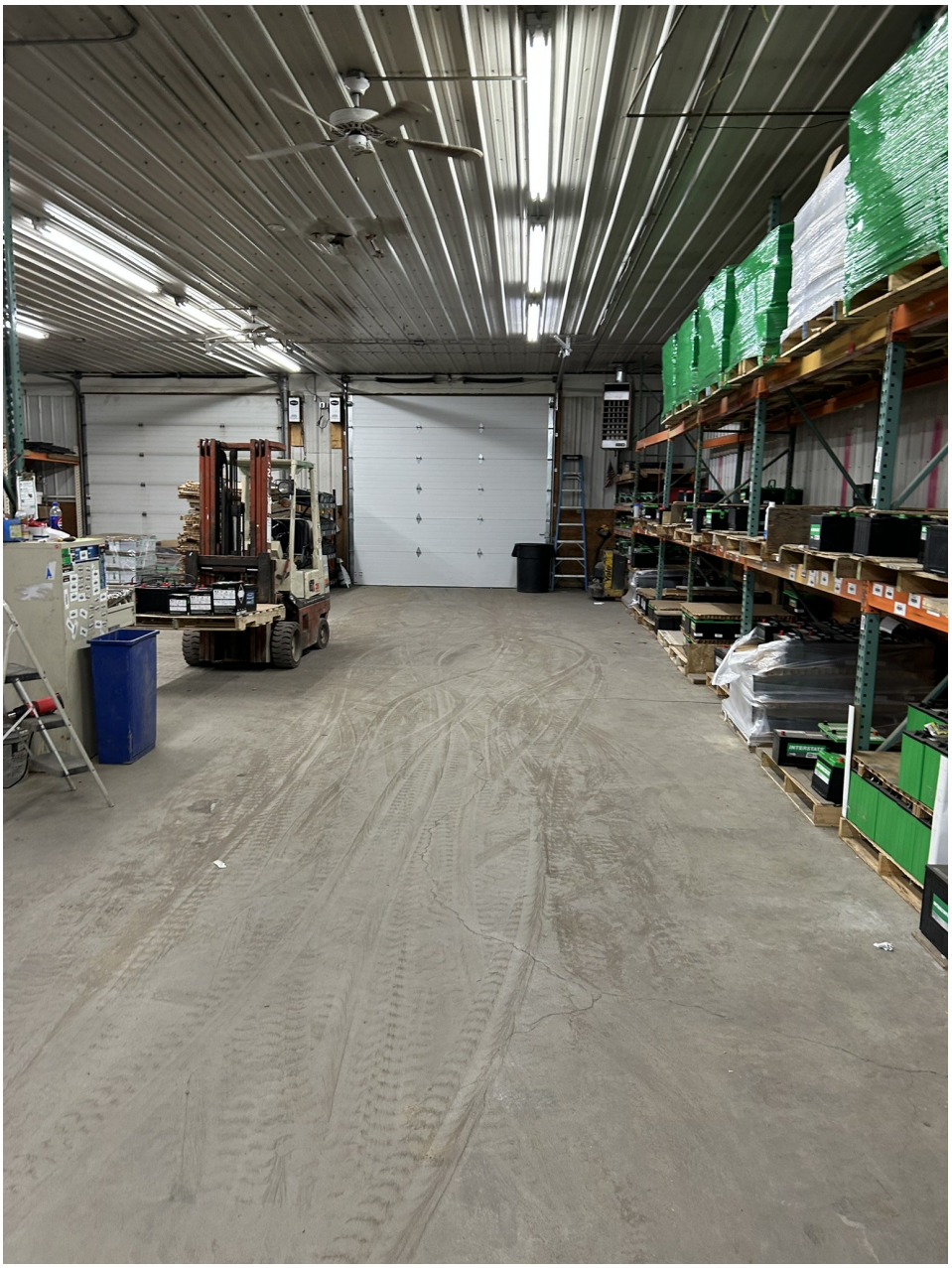
Carrow

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

4942 Commercial Drive
Yorkville, NY 13495



FOR MORE INFORMATION PLEASE CONTACT

Amber R. Hensley
Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

Carrow

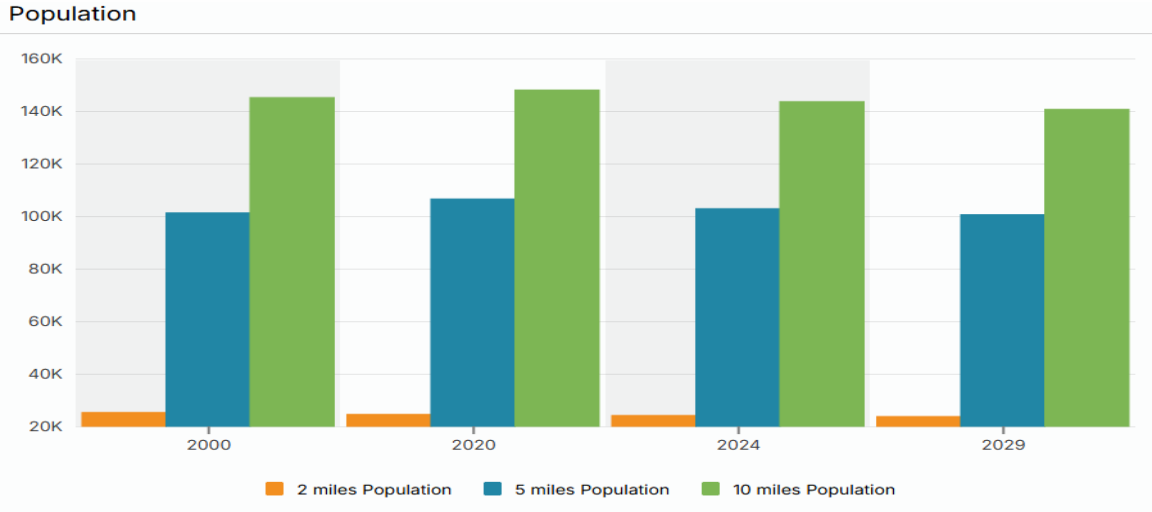
Adding Value Through Professional Real Estate Services

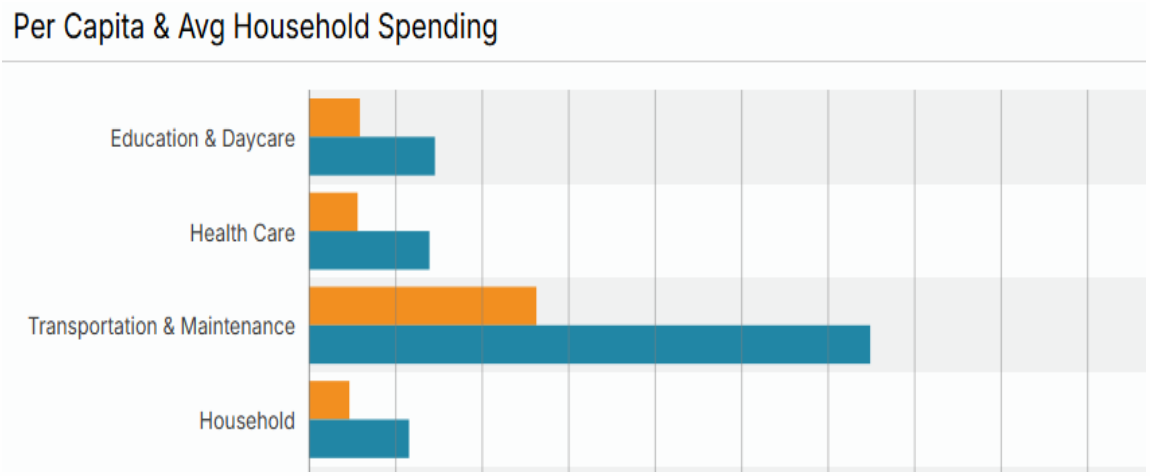
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
Readers are advised to investigate and verify same prior to entering into a transaction.

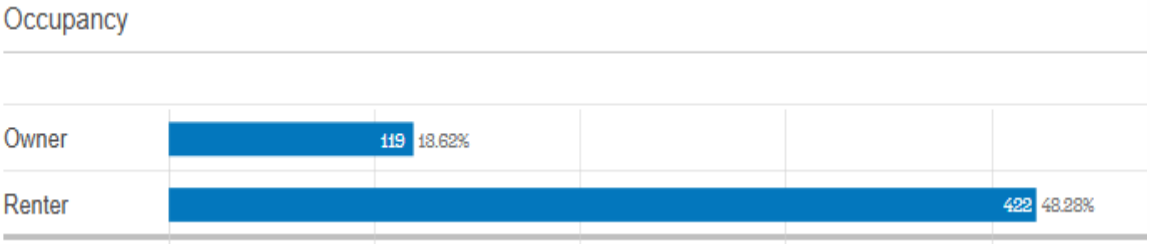
FOR SALE

4942 Commercial Drive Yorkville, NY 13495

DEMOGRAPHICS







FOR MORE INFORMATION PLEASE CONTACT

Amber R. Hensley
Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

Carrow

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.