

**FOR
SALE**

66 KINGSBORO AVENUE

GLOVERSVILLE, NY 12078

HISTORIC OFFICE BUILDING FOR SALE



3,519 TOTAL SQUARE FEET

0.71 ACRES

CURRENTLY USED AS CORPORATE OFFICE HEADQUARTERS

ORIGINALLY BUILT AS A CHURCH IN 1932

COMPLETELY RENOVATED IN 1997

IMPECCABLY MAINTAINED PROPERTY

BEAUTIFULLY LANDSCAPED GROUNDS

ADA ACCESSIBLE

PROMINENT CORNER LOCATION

AMPLE PARKING

FOR SALE

\$189,900

(\$53.96 PER SF)

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Rudy R. Lynch, CCIM

NYS Licensed Associate Real Estate Broker

(518) 462-7491 x 207 office

(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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PROPERTY DETAILS

- 3,519 Total Square Feet
- +/- 0.71 Acres
- R1 Zoning
- Built in 1932
- Renovated in 1997
- Masonry and Steel Construction
- Forced Hot Air and Central Air Cooling
- Rubber Membrane Roof
- Municipal Water & Sewer
- Ample On-Site Surface Parking
- 3-Phase, 200 Amp Electric Service
- 2018 Real Estate Taxes: \$3,894.68 (\$1.11PSF)

LOCATION DESCRIPTION

- Located in the City of Gloversville
- Fulton County, NY
- Seated in the Heart of the Foothills of the Beautiful Adirondack Mountains
- Short Drive to Great Sacandaga Lake
- Less than 45 Minutes to Saratoga Springs, NY
- Great Exposure on the Corner of Kingsboro Avenue and 1st Avenue
- Within a Very Well Maintained Owner-Occupied Residential Setting

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EXTERIOR
PHOTOS



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INTERIOR
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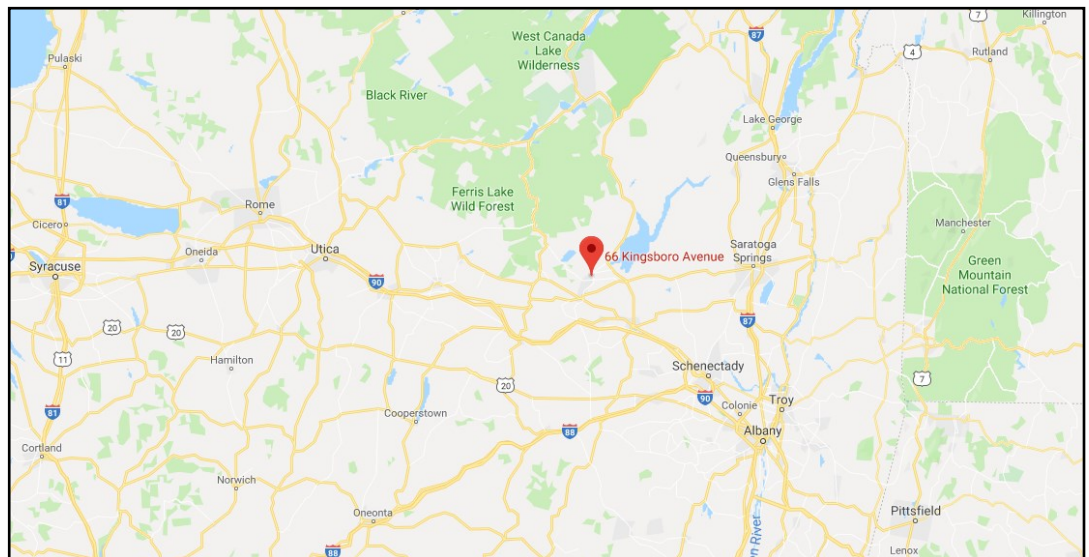
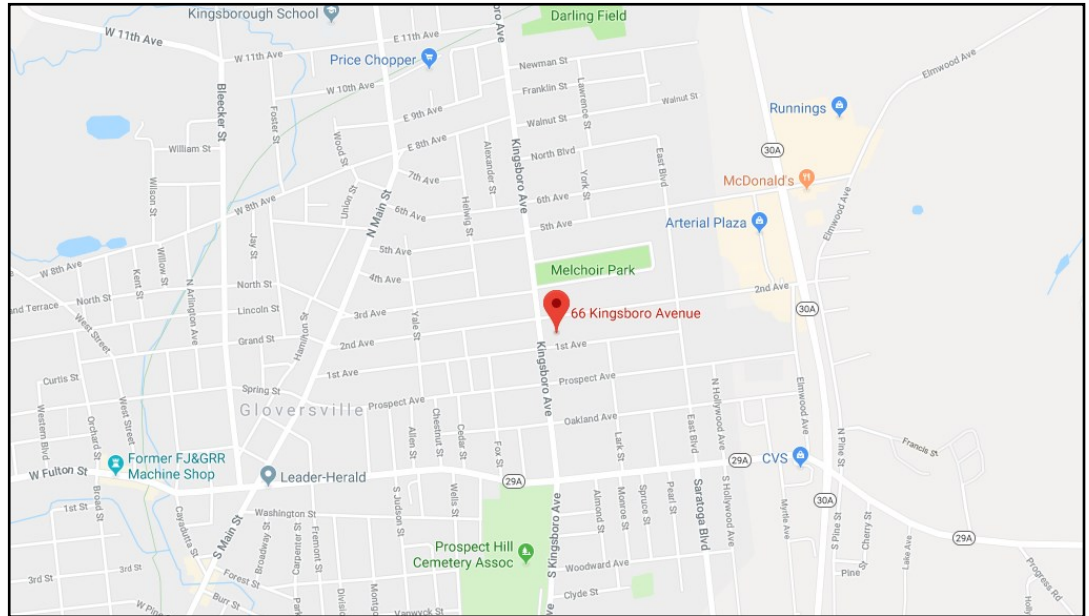
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LOCATION



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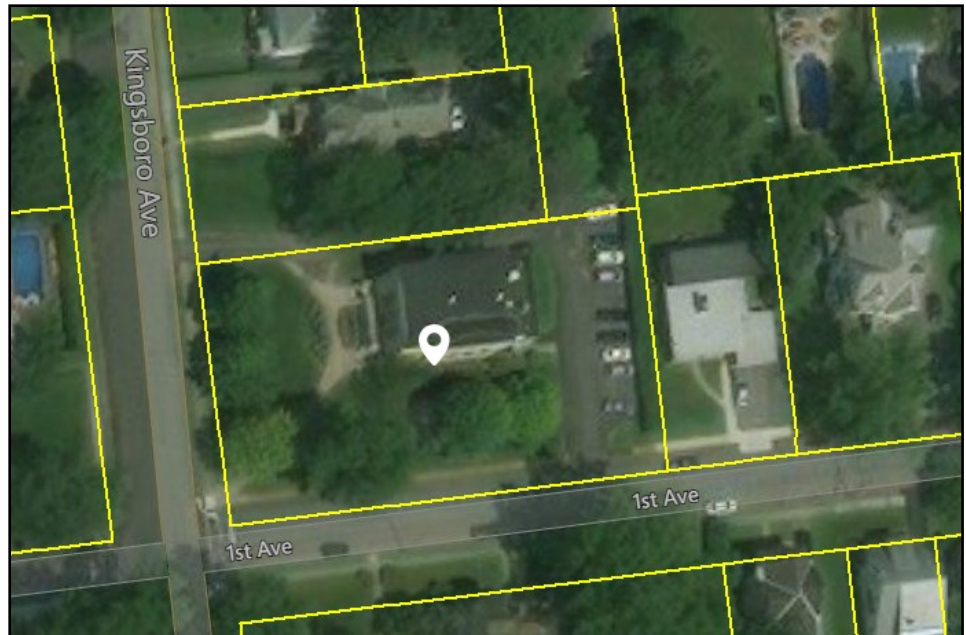
66 KINGSBORO AVENUE

GLOVERSVILLE, NY 12078

DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2018 Total Population:	20,652	31,774	52,522
2023 Population:	20,527	31,550	52,139
Pop Growth 2018-2023:	(0.61%)	(0.70%)	(0.73%)
Average Age:	40.50	41.10	41.70
Households			
2018 Total Households:	8,436	12,916	21,307
HH Growth 2018-2023:	(0.62%)	(0.73%)	(0.75%)
Median Household Inc:	\$42,563	\$44,854	\$49,074
Avg Household Size:	2.40	2.40	2.40
2018 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$83,138	\$95,166	\$114,092
Median Year Built:	1946	1947	1948

TAX MAP



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BUILDING HISTORY

The building was originally built as a Christian Science Church in 1932. Taylor Made's corporate offices were relocated there in June 1997.

On the first floor, the original foyer has been retained for use as a lobby and waiting area. Here, comfortable chairs are available for guests and employees who may wish to have informal discussions, and the former coatroom has been converted to a single office and reception area.

Upstairs, the former choir loft, which originally held an organ used for services, has been transformed into our corporate boardroom. Off of the boardroom is a kitchen that remains as a pleasant area for staff and visitors to congregate.

From the corporate boardroom one has an overview of the church auditorium, which is now working office space. No walls were erected. Instead, dividers have been constructed to provide working areas for eight of the ten employees who occupy the building.

This view also allows one to appreciate the design and structure of the main part of the building, much of which has been left intact in deference to the beauty of the original design. The dais at the front of the auditorium is entirely as it was and is used as a mini-conference area. The walls and decorative trim is original, with only fresh coats of matching paint applied.

Additionally, the brass rail around the boardroom balcony was part of the original structure. The same type of brass rail was obtained and placed around the mini-conference area on the main floor to add to the decorative integrity of the building.

Back on the first floor, the lovely red carpet and draperies are all original from the church. The carpet was cut to cover the general walkways. The hardwood floors under the carpet were refinished and protected to show their natural beauty. The walkways lead back through the divided office space to the pastor's study. This stately room has been converted into a single office for the Chairman of the corporation.

On the basement level, the original Sunday school room is also not divided by permanent walls. Instead, it too has stand-alone dividers to separate it into areas for record storage, product display and an exercise area for the staff. The carpet, on the other hand, has been replaced with ceramic tile, and two of the storage rooms at the foot of the main staircase have been converted into an additional conference room.

The exterior of the building remains as originally designed and constructed, with only a signage change at the front and minor repairs to several surface areas. Several of the original trees have, of necessity, been removed but have recently been replaced with new plantings to ensure the pleasing beauty of the grounds will remain unblemished.

Several hidden modification have been made. For example, central air conditioning has been added, and the building was completely rewired for modern electric and telephone services, computer networks, a music system that ties into the telephones, and state-of-the-art security system.

The end result is a corporate headquarters that is just as pleasant and inviting for visitors and business associates as it is for executives and staff.

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