

**FOR
SALE**

152 Rockefeller Rd

Bethlehem, NY 12154

Fantastic Development Opportunity!



FEATURES

- **+/- 16.7 Acres in Prime Bethlehem Location**
- Municipal water and sewer available
- Zoned for multi-family use (MR)
- 848 feet of frontage on Rockefeller Rd
- Includes 962 square feet single-family home with garage
- Conveniently located, minutes from restaurants, retail, schools, houses of worship
- 300 yards away from Kenwood Ave

FOR SALE
\$1,600,000

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Deborah Hoelzli
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 119 Office
(518) 986-6713 Cell
dhoelzli@gmail.com

 **Carrow**
Adding Value Through
Professional Real Estate Services

**FOR
SALE**

152 Rockefeller Rd

Bethlehem, NY 12154

**POTENTIAL
USE**

- One Family dwelling
- Single Family attached dwelling
- Two Family dwelling
- Three or Four Family dwelling
- Senior Citizen Housing
- Agricultural use
- Bed and Breakfast
- Business Office
- Daycare Center
- House of Worship
- Nursery School
- Nursing Home/ Convalescent Home
- Residential Care Facility
- Solar PV Systems/ Accessory use
- Wellness Center

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Deborah Hoelzli

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 119 Office
(518) 986-6713 Cell
dhoelzli@gmail.com



**FOR
SALE**

152 Rockefeller Rd

Bethlehem, NY 12154

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	19,134	138,115	293,556
2020 Population	19,608	139,104	295,944
2025 Population Projection	19,647	138,908	295,724
Annual Growth 2010-2020	0.2%	0.1%	0.1%
Annual Growth 2020-2025	0%	0%	0%
Median Age	44.9	34.6	37.9

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$280,830	\$228,486	\$229,425
Median Year Built	1965	1951	1960

Households

	2 mile	5 mile	10 mile
2010 Households	7,776	57,026	121,382
2020 Households	7,963	57,222	122,178
2025 Household Projection	7,979	57,119	122,082
Annual Growth 2010-2020	0.6%	0.3%	0.4%

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Deborah Hoelzli

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 119 Office
(518) 986-6713 Cell
dhoelzli@gmail.com



Adding Value Through
Professional Real Estate Services