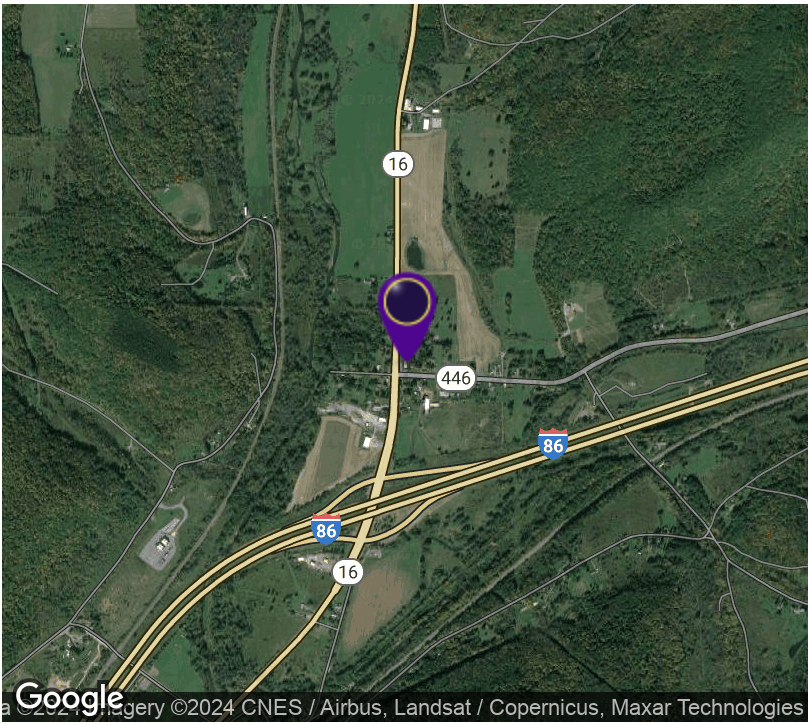


3,766+/- SF on 0.78+/- Acres Commercial Property  
4212 New York 16, Hinsdale, NY 14743



OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	0.78 Acres
Building Size:	3,766 SF
Zoning:	Municipalities without Zoning
Price / SF:	\$59.75

PROPERTY OVERVIEW

Excellent opportunity located in Hinsdale New York on Route 16. This commercial property formally known as Michael's Auto Sales includes two lots on the listed sale price totaling 0.78+/- acres. Two buildings with 3,766 SF, the first building is 3106 SF and the second building is 660 SF. Amazing visibility with traffic light access from both Route 16 and Route 446. This property has been well-maintained by the owner and allows for a number of different businesses or opportunities for any potential purchaser. 70-foot well located on-site with a 1000-gallon grease trap that has been maintained regularly. Gas to the property is serviced through a propane tank. Ample amount of power is accessible in the 660 SF auto garage with block construction, a 9' overhead door, and also includes the air compressor. Formerly a restaurant with a kitchen however could serve the purpose for any office, retail, or restaurant needs. When the owner purchased the property 25 years ago all of the tanks in the ground were removed and the DEC approved all environmental cleanliness. The septic tank is 25 years old and was maintained routinely.



## PROPERTY SUMMARY

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### LOCATION DESCRIPTION

Located off the Southern Tier Expressway on Route 16 and the corner of 446. Near by businesses include Waggy Tails Resort & Spa, Selph's Fire Service, Cuba Rod & Gun Club, Songin Farm, Maplehurst Livestock Market and Comfort Zone

### PROPERTY HIGHLIGHTS

- Corner Lot with Excellent Visibility
- 2 Lots included in Sale
- Separate 660+/- SF Garage
- Former Restaurant Ideal for any Business
- Minutes from Southern Tier Expressway Route 17

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	68	2,449	17,019
Total Population	116	4,260	32,880
Average HH Income	\$39,908	\$50,759	\$52,624



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## ADDITIONAL PHOTOS

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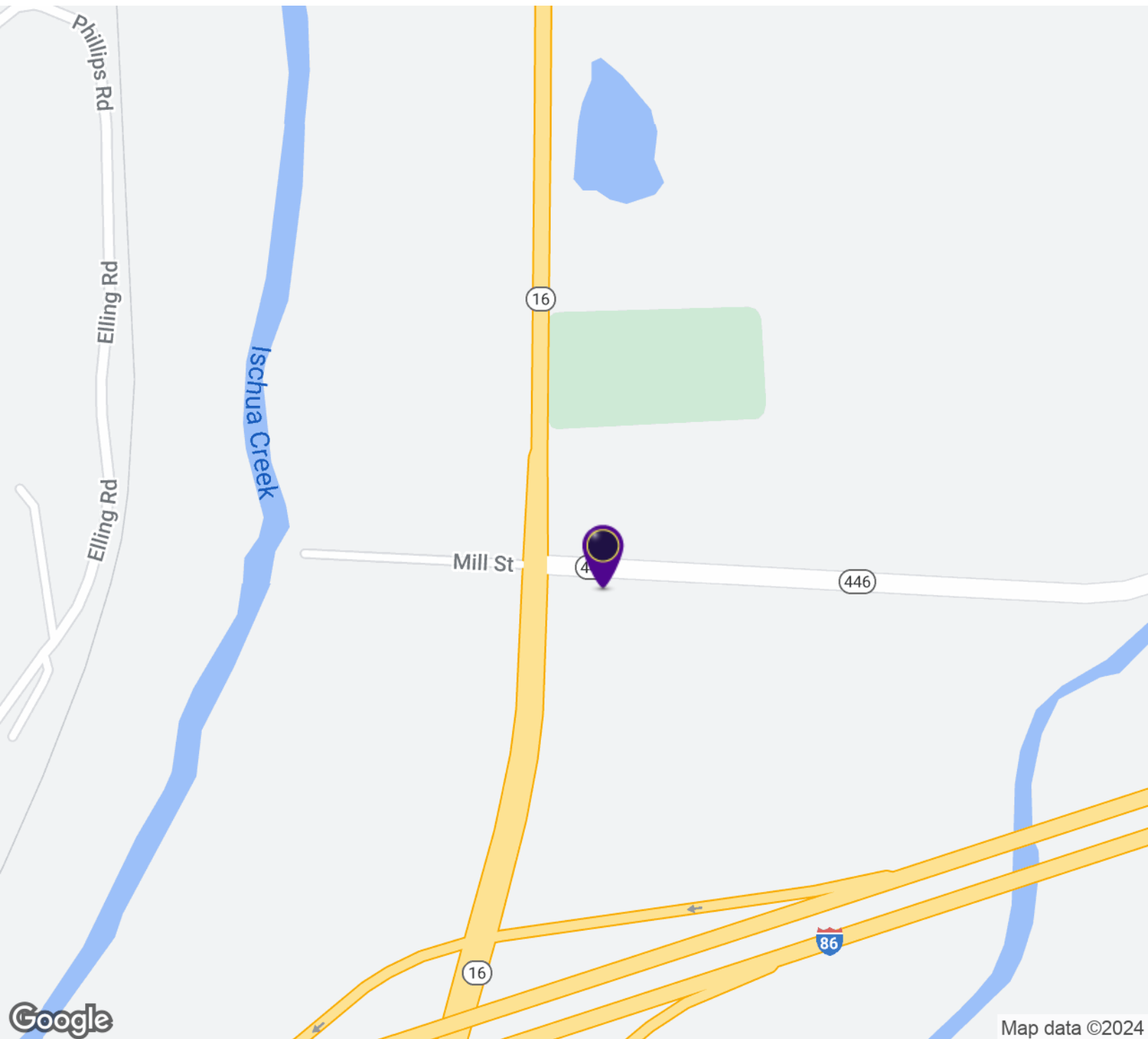
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## LOCATION MAP

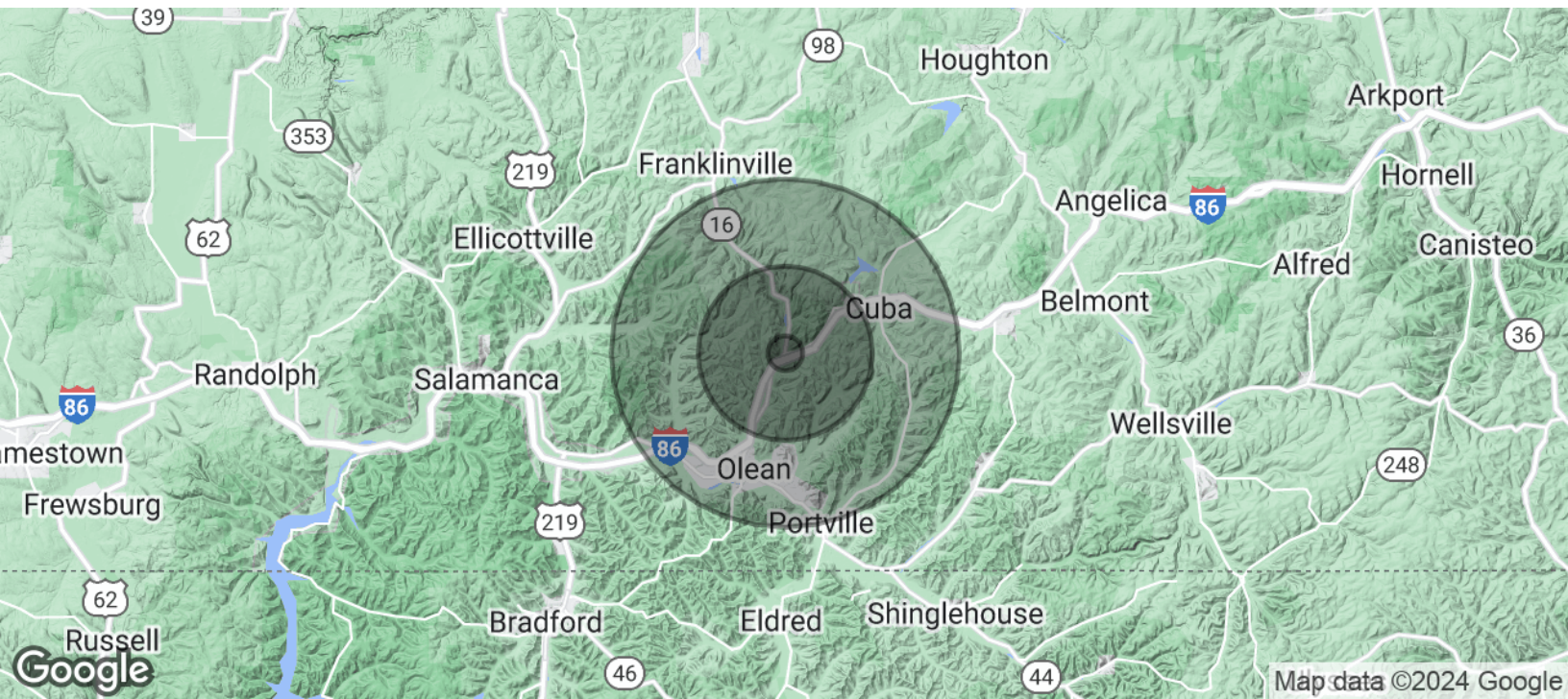
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## DEMOGRAPHICS MAP & REPORT

3,766+/- SF on 0.78+/- Acres Commercial Property  
4212 New York 16, Hinsdale, NY 14743



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	116	4,260	32,880
Average Age	46.5	48.5	41.9
Average Age (Male)	48.3	48.2	42.4
Average Age (Female)	46.9	50.0	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	68	2,449	17,019
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$39,908	\$50,759	\$52,624
Average House Value	\$85,217	\$109,146	\$91,482

2020 American Community Survey (ACS)



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