

Altamont, NY 12009

# 6378 GUN CLUB RD

EXCELLENT DAYCARE FACILITY



- Newly renovated with wide-open floor plan.
- Tremendous location for a daycare facility - located in a strong, suburban market that is in need of a daycare facility.
- Proximity to the Village's Park, along with its pool, playground, and tennis and volleyball courts, make this an ideal location for a daycare facility.

## For More Information:

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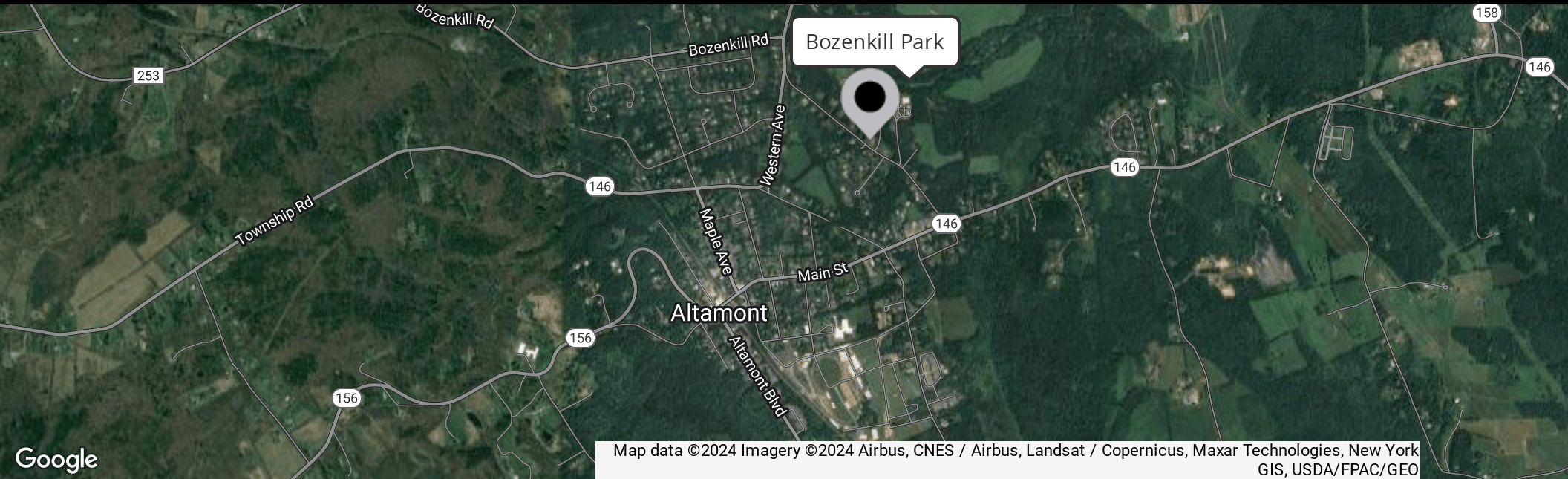
**IKON**  
REALTY GROUP LLC

Member of:





## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (Tenant responsible for taxes, insurance, exterior grounds maintenance, and utilities.)
Taxes:	\$6,367/year (estimated)
Building Size:	2,760 SF
Available SF:	2,760 SF
Lot Size:	41,432 SF
Year Built:	1930
Renovated:	2024
Zoning:	R2
Market:	Capital Region

### PROPERTY OVERVIEW

This spectacular building is in the process of being renovated with a layout that is ideal for a daycare user. The building has a wide-open floor plan, stage area, and kitchen area. A large parking field is on-site with additional land that could be ideal as an outdoor play area. This is a must-see opportunity for any daycare business looking to grow in the area.

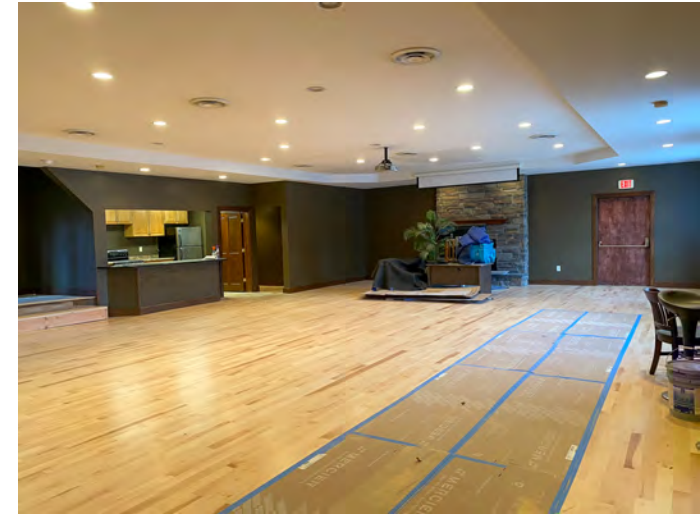
### LOCATION OVERVIEW

The property is immediately adjacent to Altamont's Bozenkill Park with its on-site pool, playground, tennis court, and volleyball court. The property is centrally located and easily accessible from Route 146, the main commuter corridor in and out of Altamont.

### PROPERTY HIGHLIGHTS

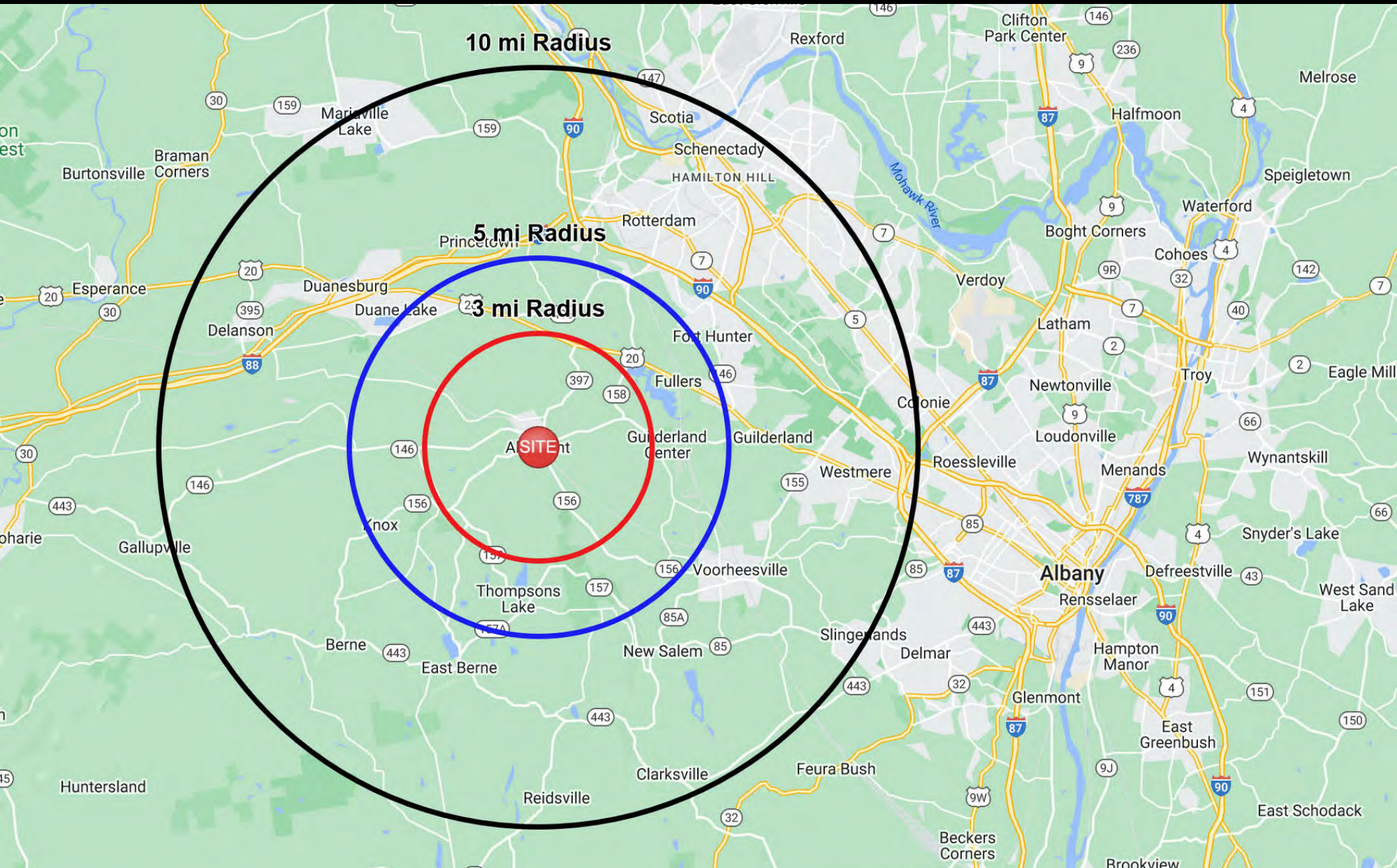
- A motivated landlord that is looking to bring a much-needed operator to help service the community.
- Beautiful, brand-new, hardwood floors have been installed.
- Tax amount is estimated as the property is currently exempt based.

Additional Photos





Location Map





## Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,570	16,653	190,001
Average Age	46.2	42.7	41.5
Average Age (Male)	46.9	42.2	40.1
Average Age (Female)	46.4	44.0	43.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,935	6,604	83,993
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$103,292	\$114,092	\$77,301
Average House Value	\$257,152	\$279,251	\$193,560

\* Demographic data derived from 2020 ACS - US Census

