

2668 STATE ROUTE 7

Cobleskill, NY 12043

FOR SALE | OFFICE/RETAIL/MEDICAL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Available SF:	
Lot Size:	2.75 Acres
Year Built:	1992
Building Size:	15,000 SF
Zoning:	B-2
Market:	Cobleskill
MLS#:	201800906
Traffic Count:	3,819
Price / SF:	\$40.00

PROPERTY OVERVIEW

Approx. 15,000 sf office building on 2.75 acres at exit 22 off I-88. Great visibility and easy access to I-88. Could be renovated into a hotel / motel or restaurant. Building has a unique 2 story layout that would be ideal for a company to own and occupy. Estimated taxes after subdivision and reassessment would be approximately \$34,000.



Paul Bulmer

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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[ADDITIONAL PHOTOS](#)



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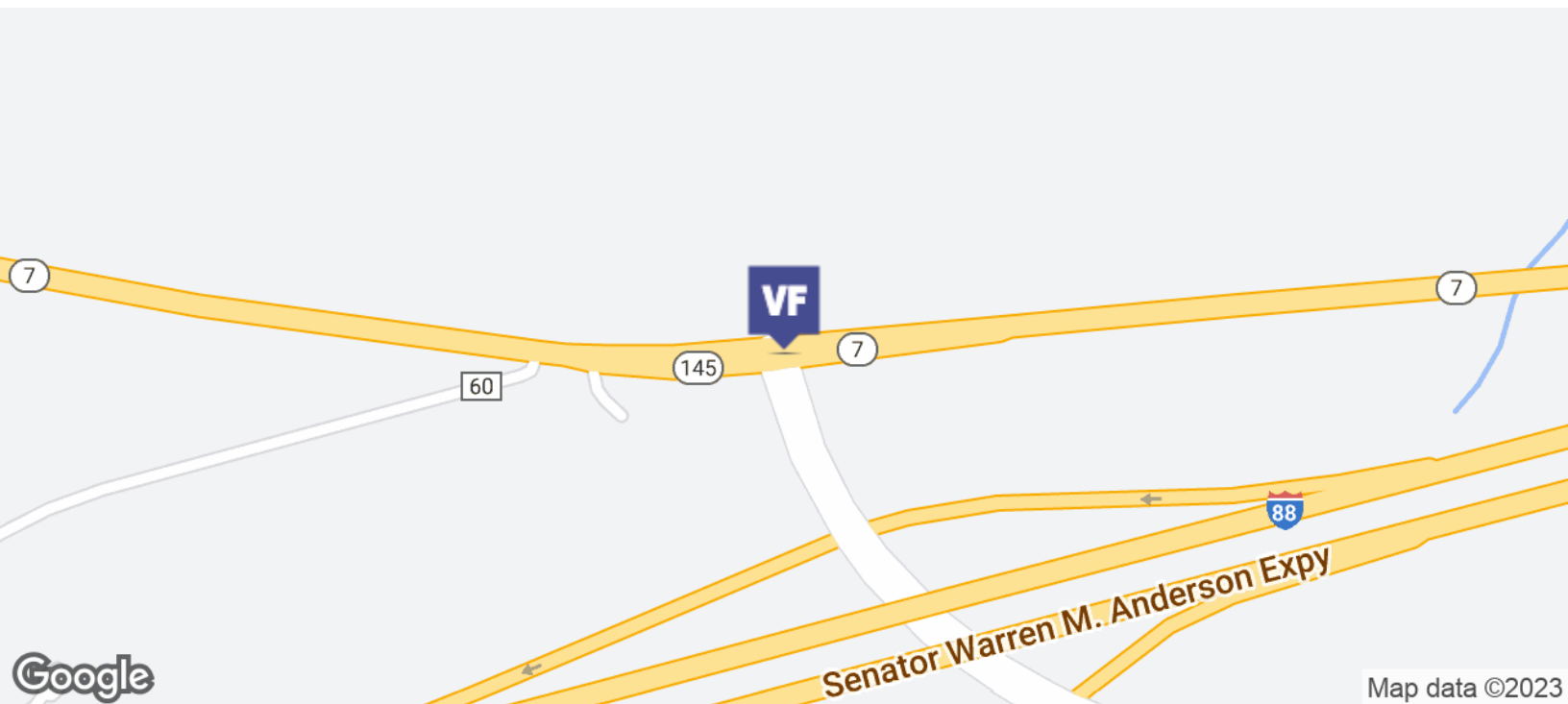
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LOCATION MAPS



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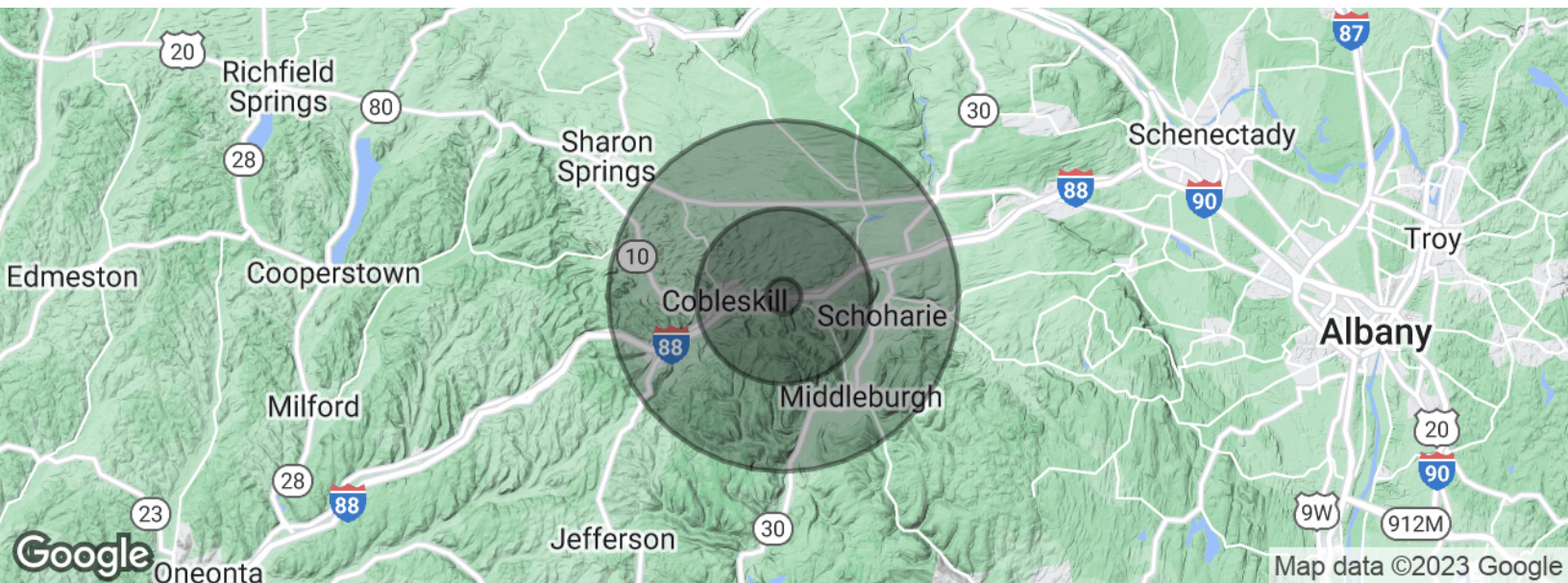
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	517	8,560	24,881
Median age	43.0	42.7	40.3
Median age (Male)	42.7	42.4	40.1
Median age (Female)	43.4	43.1	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	247	3,874	9,687
# of persons per HH	2.1	2.2	2.6
Average HH income	\$57,224	\$59,990	\$62,835
Average house value		\$175,981	\$175,335

* Demographic data derived from 2020 ACS - US Census

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