



CUSHMAN &  
WAKEFIELD



Pyramid Brokerage  
Company



**FOR SALE**

**20-22 MAIN STREET  
AMSTERDAM, NY 12010**

**5,856± SF**

**MIXED-USE BUILDING**

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FOR SALE

20-22 Main Street

Amsterdam, NY



5,856± SF

### Property Highlights

- Three-story mixed-use row building is available for immediate sale
- Located on Main Street in the heart of the City of Amsterdam which is experiencing significant investment in nearby projects
- The City was awarded a \$1M grant through the Empire State Development Restore NY Program to renovate the building
- Prospective buyers should anticipate a full gut/rehab
- Easily accessible to Route 30 and I-90 NYS Thruway Exit 27
- Please contact Jeffrey D'Amore at (518) 954-9160 for additional property information, Restore NY Program documentation, and property tours.

| Demographic         | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 11,217   | 22,022   | 27,158   |
| Households          | 4,657    | 9,134    | 11,320   |
| Average H.H. Income | \$60,839 | \$70,763 | \$76,855 |
| Daytime Employees   | 4,216    | 12,597   | 14,795   |
| Source:             | ESRI     |          |          |

| Traffic Counts |             |
|----------------|-------------|
| Main Street    | 1,365 AADT  |
| NY Route 30    | 19,252 AADT |
| Source:        | NYS DOT     |

FOR SALE

20-22 Main Street

Amsterdam, NY



Mixed-Use Building

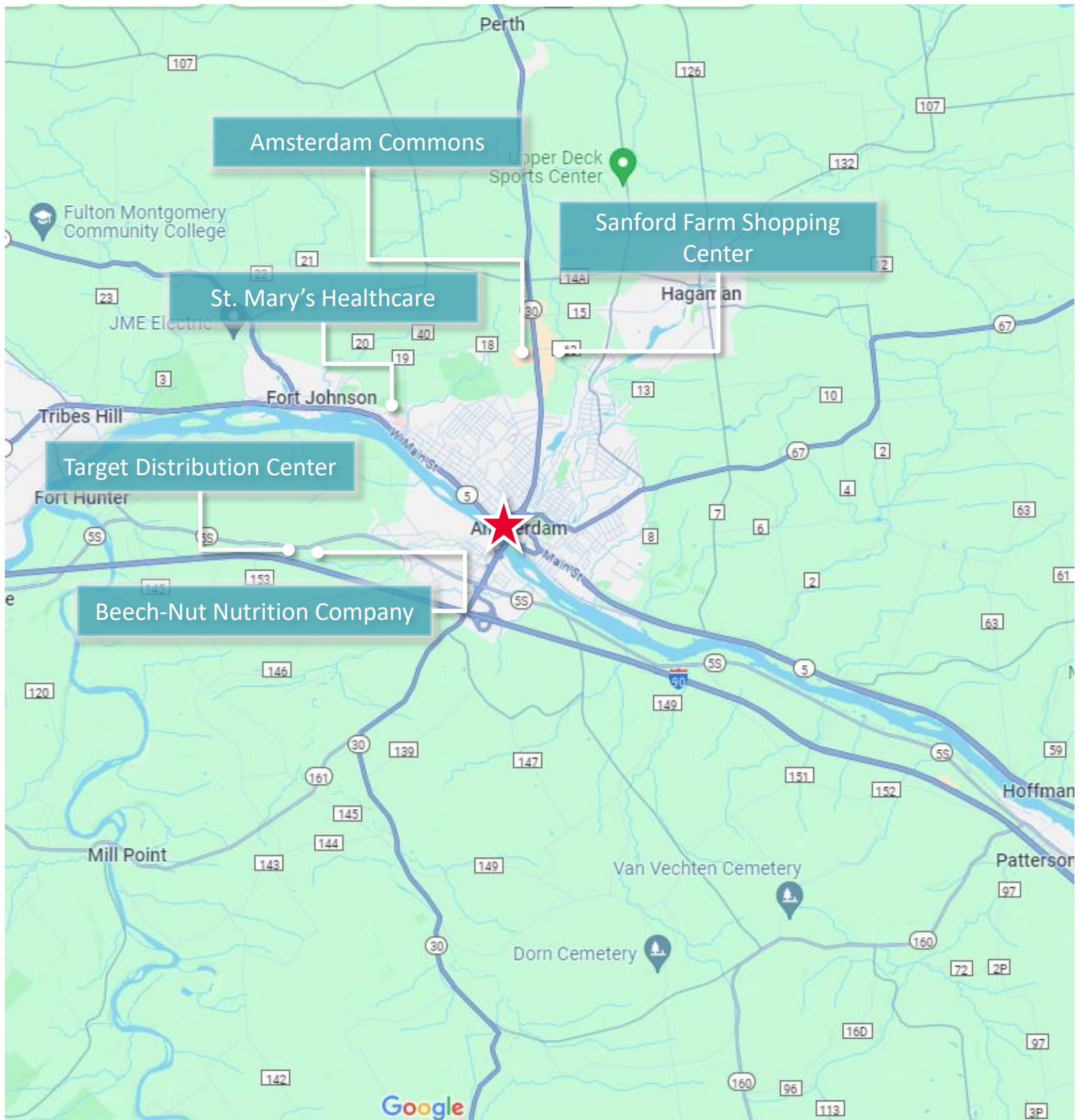


## Property Highlights

|                   |                                           |                 |                            |
|-------------------|-------------------------------------------|-----------------|----------------------------|
| Address           | 20-22 Main Street,<br>Amsterdam, NY 12010 | Stories         | 3 + basement               |
| Year Built        | 1960±                                     | Occupancy       | Vacant                     |
| Total Building SF | 5,856± SF                                 | Zoning          | Commercial                 |
| Available SF      | 5,856± SF                                 | Clear Height    | 9-12'                      |
| Construction      | Brick/Masonry                             | Retail Position | Inline                     |
| Land Area         | 0.05± acres                               | Utilities       | Municipal Water &<br>Sewer |
| Signage           | Building Facade                           | Tax ID          | 55.35-1-48                 |

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**For additional information, please contact:**



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