



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

FOR SALE

**3025 MAIN STREET
VALATIE, NY 12184**

2,720± SF

**MIXED-USE
PROPERTY
AVAILABLE**

JEFFREY D'AMORE, SIOR
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FOR SALE

3025 Main Street

Valatie, NY 12184



2,720± SF

Property Highlights

3 story mixed-use building available for immediate sale. 1st floor is occupied by a retail antique consignment store and 2nd and 3rd floors are comprised of an apartment

Property consists of two parcels: 3 story building and vacant parking lot.

- 3 Story Building (Tax ID# 33.18-2-65)
 - Apartment was renovated in 2009
- Vacant lot for parking (Tax ID# 33.18-2-66)
- Located in the heart of the Village just off the intersection of Main Street and Church Street
- Contiguous to Village Parking Lot at the corner
- Ideal for an investor or owner/user
- Please contact Jeffrey D'Amore at (518) 954-9160 for financial information and all property tours.

Demographic	3 Miles	5 Miles	10 Miles
Population	7,842	11,853	48,437
Households	3,240	4,993	19,851
Average H.H. Income	\$123,993	\$122,480	\$110,874
Daytime Employees	2,435	3,480	15,786
Source:	ESRI		

Traffic Counts	
Main Street	8,862 AADT
Route 9	9,512 AADT
Source:	NYS DOT

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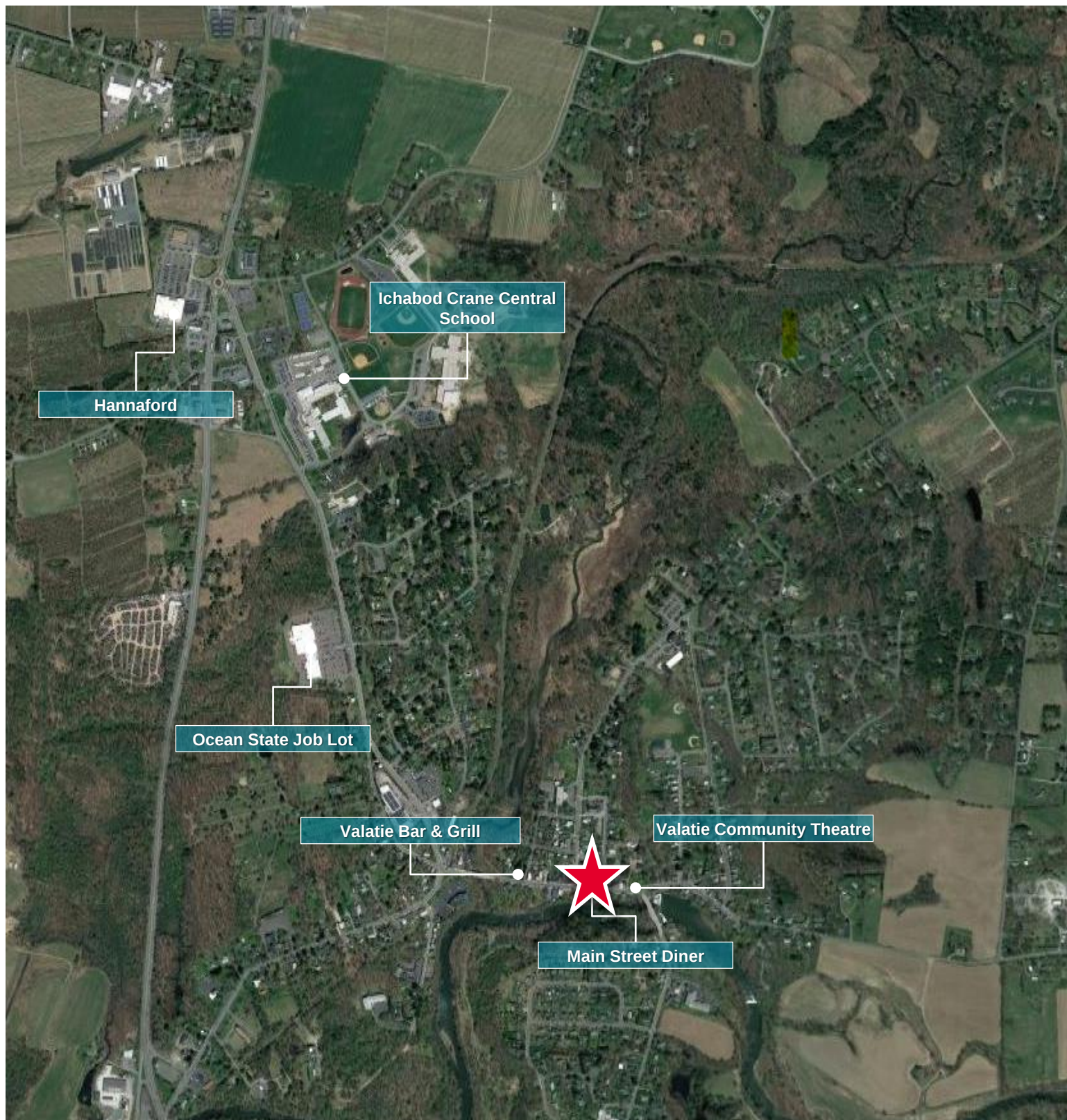


Property Highlights

Address	3025 Main Street, Valatie NY	Roof	Rubber overlay
Year Renovated	2009 (Apartment)	Parking	10± Spaces
Total Building SF	2,720± SF	County	Columbia
Available SF	2,720± SF	Retail Position	Free Standing (retail on ground level along Main Street)
Construction	Brick	Zoning	Commercial
Land Area	0.16± Acres	HVAC	GFHA
Signage	Building	Co-Tenants	The Attic
Clear Height	8'-10'	Stories	3

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For additional information, please contact:



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