

5868 NY-32, Westerlo, NY 12193

\$199,000

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Attention Investors!! Great opportunity with major potential in the Town of Westerlo. The School District is Greenville and only 7 miles from the property. The Retail space is situated on 3.1 acres is currently being used to sell RC cars. Property also consists of a 3-bedroom,1-bathroomsingle family home currently rented out and the tenant pays all utilities. Property consists of two manufactured homes that are in need of renovations. If you have dreamed of having your own business, The opportunity for this property is endless. Do not miss this race car track outback for remote control cars, Pizza Oven, Walk in Coolers, and Kitchen ready to go. Formally used as a deli /Pizza place. Owner states to present all reasonable offers. Owner is ready to part ways due to health issues.

MLS ID: 20240274 **Listing Category:** Commercial/industrial

Area, sq ft: 1000 sq ft Status Category: Active

Zone: Commercial/resi Acreage: 3.1 Year built: 1930 Age: 61-100

Basement: Partial Business Name: Win Morrison Realty Commercial Features: Display Window, Smoke Detectors Date added: Added 2 years ago

INTERIOR FEATURES

Cooling/Air Conditioning: Central Flooring: Carpet, Mixed

Additional Interior Features: Retail Sqft, Residential Sqft,

Frontage

UTILITIES

Heat Source: Forced Air Heating Fuel: Oil Water: Drilled Well Hot Water: Gas

Electricity: 100 Amps, 150 Amps, 200 Amps Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot Construction: Frame/mod, Frame/stick Other Buildings: Additional Garage, Additional Living Unit, Lot Features: Landscaped, Level, Private

Mobile Home

Road Frontage: State Road Lot Dimensions: Irregular

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Albany County: Out Of County

LISTED BY

Office Name: Win Morrison Realty

Agent First Name: Cindy Agent 2 First Name: Amanda School District: Greenville

Directions: From Greenville Route 32 North, On Left Just Pass Newry Rd.

Office 2 Name: Win Morrison Realty Agent Last Name: Vansteenburg Agent 2 Last Name: Van Steenburg





Phone:

Address:

(845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

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