



**ALBANY**  
5868 NY-32, Westerlo, NY 12193

<https://gristmillrealestate.com>

**\$199,000**

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-bathroom single 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

**Status Category:** Active

**Zone:** Commercial/resi

**Year built:** 1930

**Basement:** Partial

**Commercial Features:** Display Window, Smoke Detectors

## INTERIOR FEATURES

**Flooring:** Carpet, Mixed

**Additional Interior Features:** Retail Sqft, Residential Sqft, Frontage

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Gas

**Electricity:** 100 Amps, 150 Amps, 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot

**Other Buildings:** Additional Garage, Additional Living Unit, Mobile Home

**Road Frontage:** State Road

**Lot/Site:** Rural

**Listing Category:** Commercial/industrial

**Area, sq ft:** 1000 sq ft

**Acreage:** 3.1

**Age:** 61-100

**Business Name:** Win Morrison Realty

**Date added:** Added 11 months ago

**Cooling/Air Conditioning:** Central

**Heating Fuel:** Oil

**Water:** Drilled Well

**Sewer:** Septic In-ground

**Construction:** Frame/mod, Frame/stick

**Lot Features:** Landscaped, Level, Private

**Lot Dimensions:** Irregular

## LOCATION DETAILS

**Area/Town:** Albany

**County:** Out Of County

**School District:** Greenville

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

## LISTED BY

**Office Name:** Win Morrison Realty

**Agent First Name:** Cindy

**Agent 2 First Name:** Amanda

**Office 2 Name:** Win Morrison Realty

**Agent Last Name:** Vansteenburgh

**Agent 2 Last Name:** Van Steenburg



### Contact us

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