

ALBANY

1627 Rte 9W, Selkirk, NY 12158

\$2,900,000

https://gristmillrealestate.com

Turnkey Investment Opportunity! Well established storage business along US Route 9W in upstate New York. Currently has 2 buildings with 104 storage units and stamped town approval for additional of 500 units. Vacancy rate between 3-4 percent. With 400 feet of road frontage, and 23.52 acres of wooded area. Also included original 1960's red brick 2800 square feet,; 10 year old well and septic. Roof 4 years old; Furnace approximately 2 years old with Natural Gas hook up. Taxes are combined for both parcels. Lots of potential for expansion of private events or other business endeavors.

MLS ID: 20240833 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 6000 sq ft

Acreage: 23.52 Zone: Commercial Year built: 2005 Age: 11-20

Other Rooms: Office, Employee Lounge Business Name: All Safe Self Storage

Commercial Features: Handicap Access, Private Restrooms, Date added: Added 1 year ago

Public Bathrooms, Storage Area

INTERIOR FEATURES

Flooring: Concrete, Mixed, Other/see Remarks Additional Interior Features: Office Sqft, Frontage

UTILITIES

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

Electricity: 1200, 200 Amps Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Lot, Lot-paved, Parking Construction: Masonry, Steel

Spaces 20+

Other Buildings: Office Lot Features: Level, Parking Lot, Sub Dividable Road Frontage: State Road Additional Exterior Features: Partially Fenced

Lot Dimensions: 23.52 Lot/Site: Rural

LOCATION DETAILS

Area/Town: Albany School District: Rav-coey-selkirk

Directions: Take New York State 87 N Towards Albany. Exit 22 Merge Onto 144 South To Maple Avenue Bear Left To 9w Approximately A Mile. Property On Right.

LISTED BY

Office Name: Win Morrison Realty-k Agent First Name: Kathy Ann

Agent Last Name: Shumway



