



FOR SALE

NEW LISTING MIXED USE - AMSTERDAM

**41 CHESTNUT ST
AMSTERDAM, NY
12010**

**TERRESSA MANNIX
ASSOC. REAL ESTATE BROKER
KW PLATFORM
254-299-7313 (C)**



**.11 ACRES
2 SIDES OF ROAD FRONTAGE
5 OFF STREET PARKING SPACES
2 CAR DETACHED GARAGE**

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CALLING ALL INVESTORS AND ENTREPRENEURS!

THIS MIXED-USE, THREE-UNIT PROPERTY IS FULL OF OPPORTUNITY AND OFFERS THE CHANCE TO OWN A PIECE OF AMSTERDAM'S HISTORY. STANDING SINCE 1880, THIS LANDMARK BUILDING HAS SERVED THE NEIGHBORHOOD FOR GENERATIONS.

ONCE HOME TO A POPULAR LOCAL BUSINESS IN THE 1960S, THE COMMERCIAL SPACE WAS MOST RECENTLY APPROVED FOR USE AS A NEIGHBORHOOD CONVENIENCE STORE, OPENING THE DOOR TO A VARIETY OF FUTURE POSSIBILITIES.



IDEALLY LOCATED JUST ONE BLOCK FROM THE NEIGHBORHOOD PARK AND CLOSE TO LOCAL SCHOOLS, THIS PROPERTY IS WELL SUITED FOR INVESTORS LOOKING TO EXPAND THEIR PORTFOLIO OR OWNER-OCCUPANTS SEEKING THE FLEXIBILITY OF LIVING WHERE THEY WORK WHILE GENERATING RENTAL INCOME.

THE FIRST FLOOR OFFERS TWO POTENTIAL RETAIL SPACES, AMPLE STORAGE, AND A STUDIO APARTMENT.

UPSTAIRS, YOU'LL FIND A SPACIOUS TWO-BEDROOM APARTMENT FEATURING A LIVING ROOM, DINING ROOM, A SECOND-FLOOR PORCH, AND A WALK-UP ATTIC THAT PROVIDES ADDITIONAL STORAGE OR FUTURE POTENTIAL. OUTSIDE, A CHARMING HIDDEN PATIO TUCKED BETWEEN THE PORCH AND DETACHED TWO-CAR GARAGE CREATES A PRIVATE SPACE TO UNWIND.





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1. STRATEGIC CAPITAL REGION LOCATION

AMSTERDAM IS LOCATED JUST 35 MINUTES TO ALBANY

- EASY ACCESS TO THE NEW YORK STATE THRU-WAY (I-90)
- POSITIONED ALONG THE MOHAWK RIVER AND THE ERIE CANAL
- CONVENIENT ACCESS TO SCHENECTADY, SARATOGA, UTICA, AND THE REST OF THE GREATER CAPITAL REGION

2. ECONOMIC GROWTH

MAJOR PRIVATE INVESTMENT

AMAZON DISTRIBUTION CENTER

- CONSTRUCTION IS UNDERWAY
- EXPECTED TO CREATE NEARLY 750 FULL-TIME JOBS, PLUS SEASONAL POSITIONS AND HUNDREDS OF CONSTRUCTION JOBS

3. FINANCING AND INCENTIVES FOR BUSINESSES IN

AMSTERDAM AND MONTGOMERY COUNTY

- POTENTIAL OWNER OCCUPANT GRANT OPPORTUNITIES THROUGH THE CITY OF AMSTERDAM
- COMMERCIAL IMPROVEMENT PROGRAMS (WHERE APPLICABLE)
- MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY RESOURCES
- SMALL BUSINESS ASSISTANCE PROGRAMS

***THESE PROGRAMS SHOULD BE VERIFIED IN TERMS OF ELIGIBILITY FOR THIS PARTICULAR BUILDING**

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