

18,986 SF

OFFICE/RETAIL BUILDING

FOR SALE

2537 ROUTE 9, MALTA, NY 12020



DRIVE-THRU
LANE



UNDER 1 MILE
TO I-87



PROMINENT
LOCATION ALONG
GROWING ROUTE 9
CORRIDOR



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Construction	Wood
Roof	EPDM and Asphalt Shingle
Stories	2
Year Built	2011
Building Size	18,986 SF
Lot Size	1.66 Acres
Asking Price	Unpriced
Real Estate Taxes	\$79,237 Est.
Income & Expenses	Contact Listing Broker
Space Available for Lease	11,744 SF
1st Floor Former Restaurant: 6,274 SF	
1st Floor Former Bank Branch w/ Drive-Thru Lane: 2,400 SF	
2nd Floor Medical Suite: 3,070 SF	
Lighting	LED
Utilities (Gas, Electric)	National Grid
Water and Sewer	Municipal
Zoning	Downtown District
Delivery	Immediate



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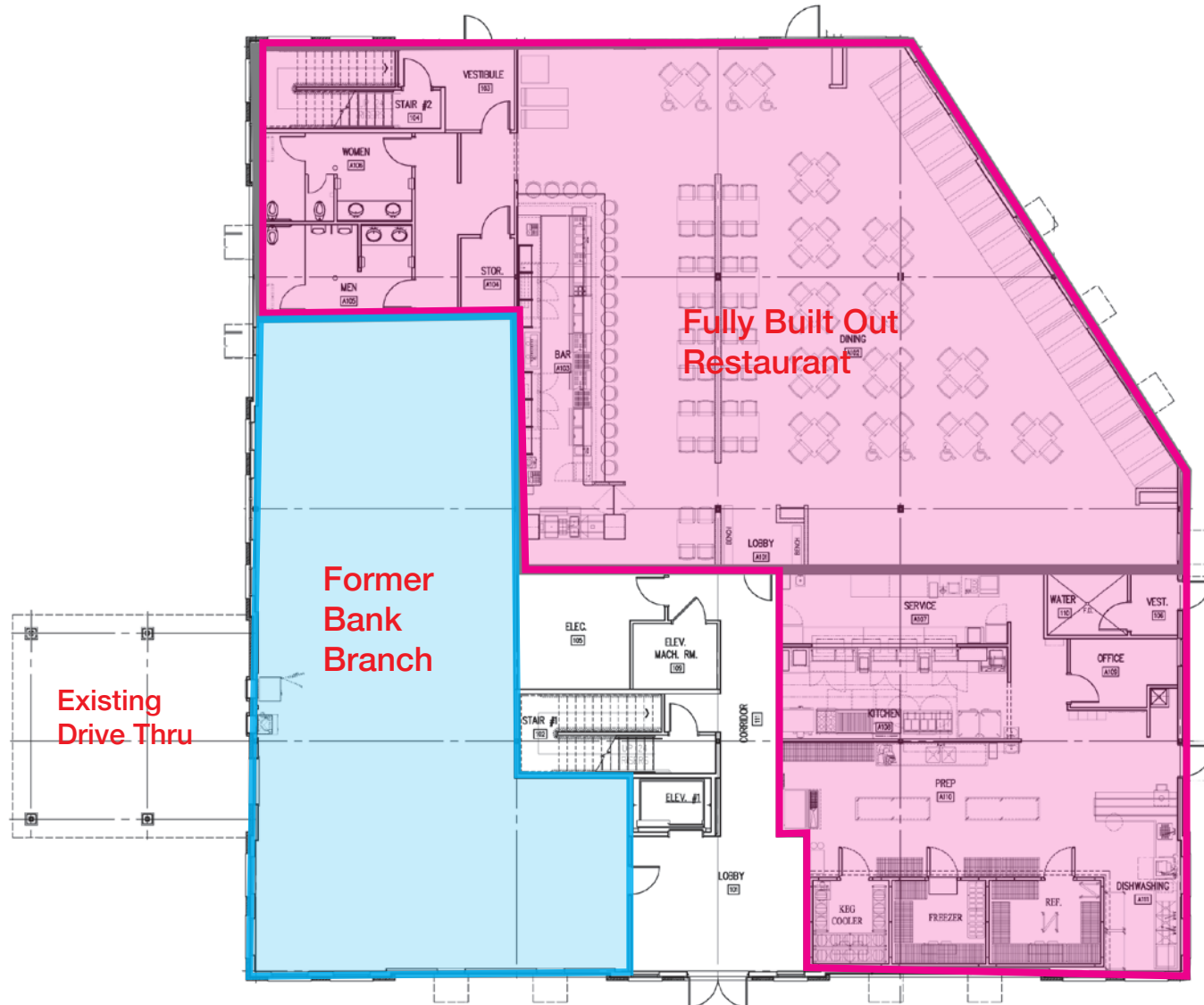
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First Floor



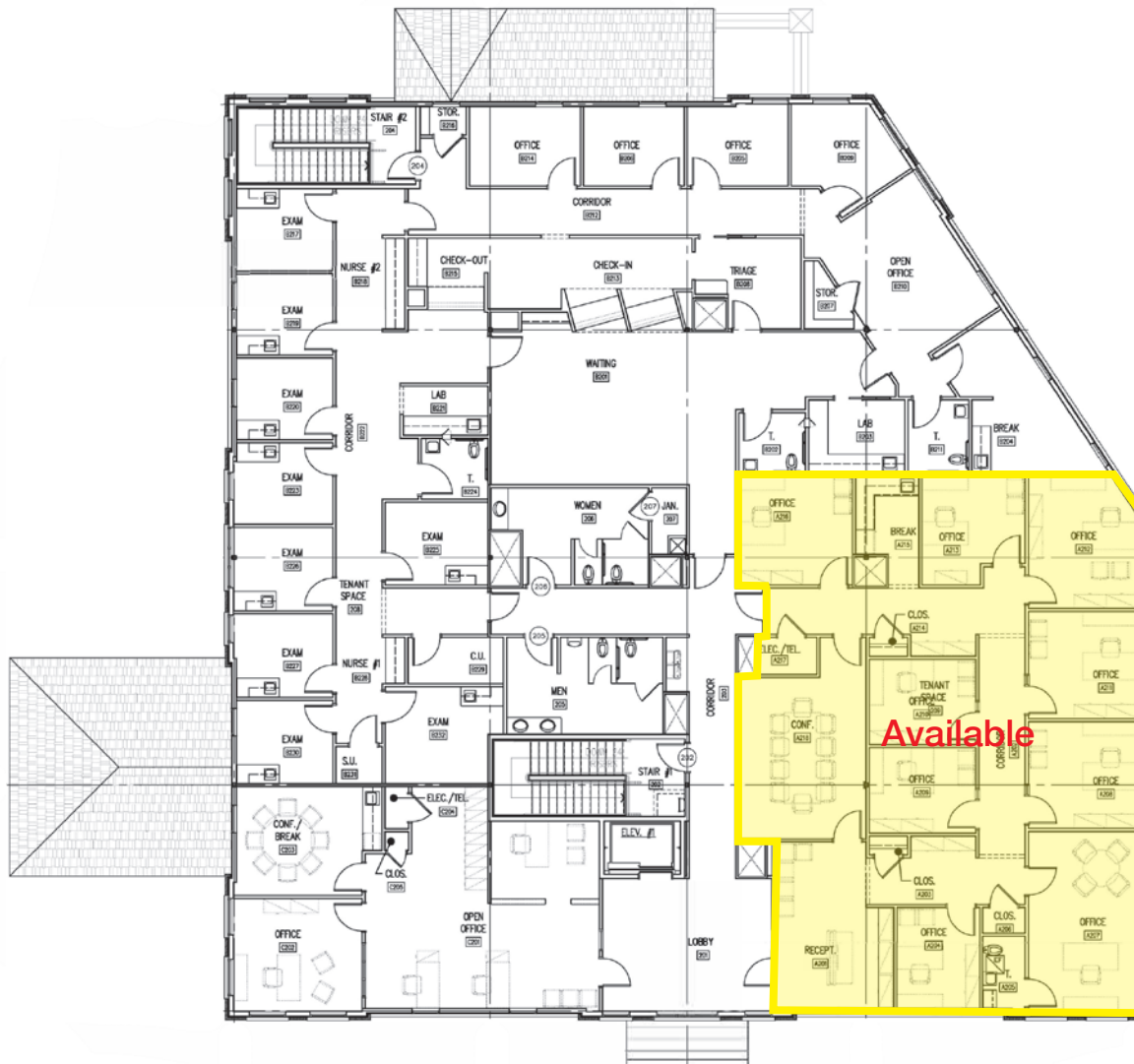
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Second Floor



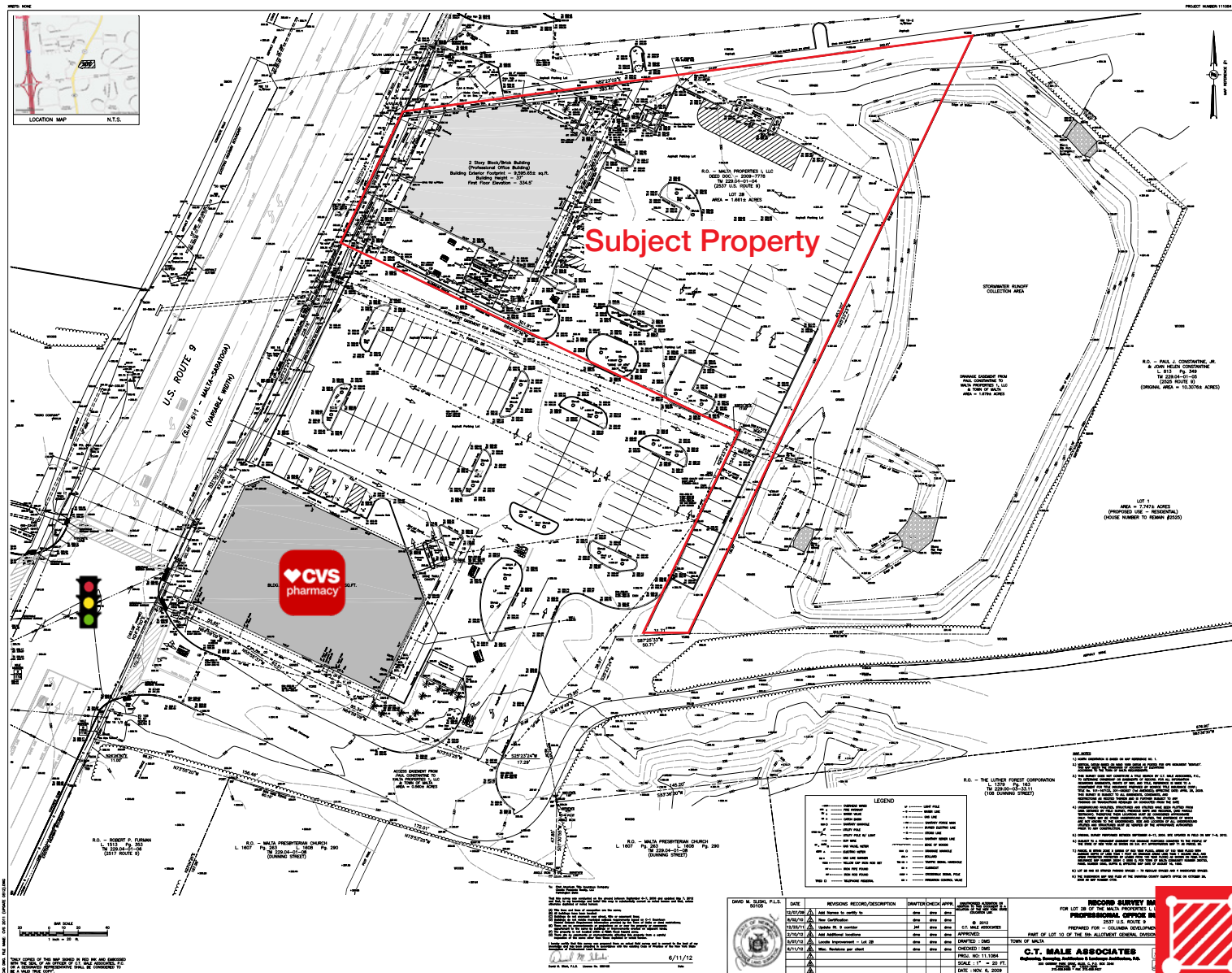
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HIGHWAY ACCESS



Albany International Airport	±25 miles
Downtown Albany	±26 miles
I-87 (Exit 12)	±1.5 miles

CAPITAL REGION



Demographics	1 Mile	3 Miles	5 Miles
Population	3,622	19,341	39,960
Avg Household Income	\$169,799	\$138,606	\$146,190
Est. Adjusted Daytime Demographics (16+)	2,292	11,377	23,317

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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