

FOR SALE
215 S GRAND STREET
COBLESKILL, NEW YORK



This 3,400 square foot concrete building is located just one block from Main Street. With its own parking lot and public parking adjacent, this mixed-use property can accommodate a variety of uses. Solid block construction with second story deck. Existing 1st floor tenant has been in building since building was built 12 years ago and would like to stay.

Mechanicals: 1st Floor – 1,900 SF. 20 gallon electric hot water heater, electric stove, 100,000 BTU Boiler with radiant heat. AC 18,000 BTU's ductless on left side of building and 9,000 BTU's ductless on right side (12 years old – original to building)
2nd Floor - 1,500 SF. Built out as a large apartment, but could also be second floor office space. 30 gallon electric hot water heater, gas stove, refrigerator (3 years old), 3 ton AC/Furnace 36,000 BTU's and 75,000 BTU gas furnace.

Utilities: 1st and 2nd floors are separately metered.
Public water and sewer. Natural gas.

Asking: \$559,900



Exclusive Leasing Agents:
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215 S GRAND STREET COBLESKILL, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Population	2,826	6,469	9,286	22,087
Avg HH Income	\$53,763	\$62,195	\$64,938	\$64,392
Median Age	41.9	38.5	40.1	42.7
Businesses	284	407	491	960
Employees	2,809	4,121	4,887	7,836

