

**Exclusive Offering  
FOR SALE or LEASE**

## 4786 State Highway Route 30 Amsterdam NY



**DESCRIPTION:** 12,000 s/f  
Warehouse/or retail space

**LOCATION:** 4786 State Highway 30  
Amsterdam, NY

**AGE:** Approximately 30 years

**PRICE :Sale - \$1,200,000**

**Lease - TBD**

**MINIMUM LEASE TERM:** 3 Years

**LEASE TYPE:** NNN

**ZONING:** Commercial

**CONSTRUCTION TYPE:** Block& Metal

**PARKING:** 30+

**SPRINKLERS:** No

**ADA COMPLIANT:** Yes

**TAX INFORMATION:**

**Parcel ID#** 24.12-4-7.1

**School** - \$ 17,000

**County** - \$ 12,750

**SEWER:** Municipal

**WATER:** Currently well  
City water by 2010

**DRIVE-IN DOORS:** 1

**ACREAGE:** 4.9 Acres

**HVAC:** Gas Hot Air

**CEILING HEIGHT:** 20'

**ADDITIONAL NOTES:**

- Located on heavily traveled Route 30 N  
AADT 17,000-20,000
- Approximately 1 mile north of the City of  
Amsterdam.
- DOT Project # 2044.61 - Route 30 to be  
widened to 4 lanes, City water added and  
this property will be converted to corner lot  
with a traffic light. Completion date fall 2009

**MIKE SAMPONE**  
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

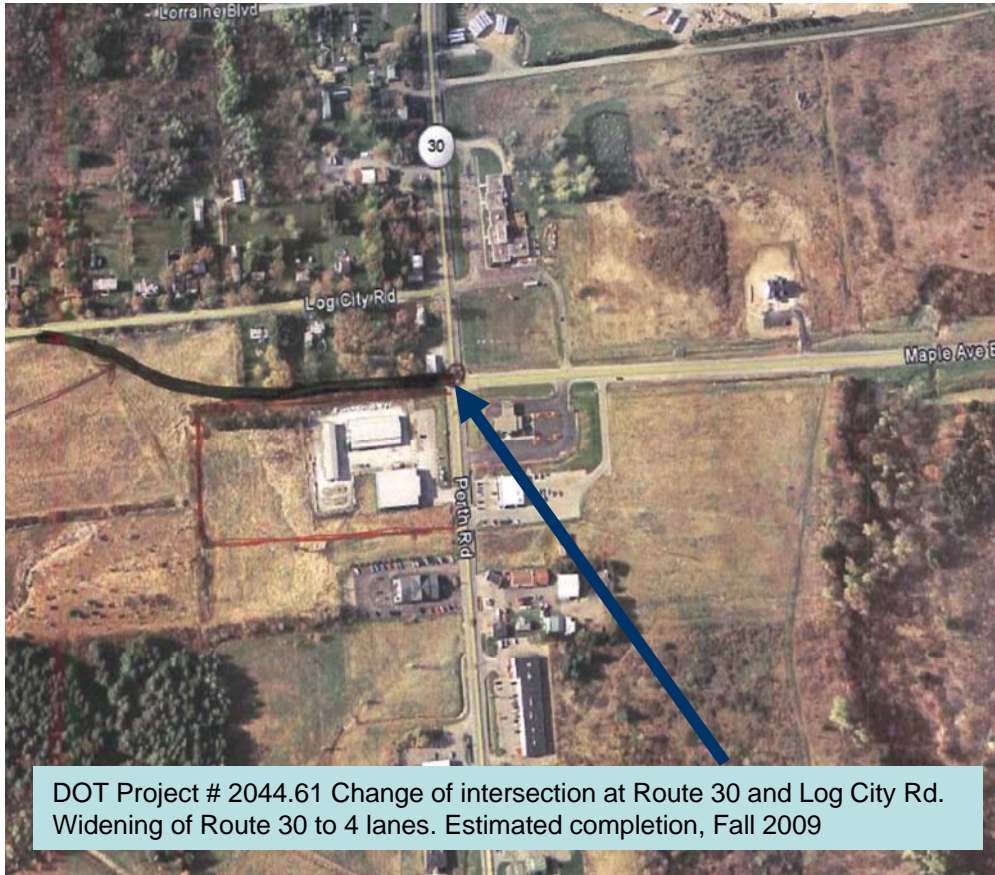


COMMERCIAL REAL ESTATE SOLUTIONS

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### Mileage From Amsterdam

<u>City</u>	<u>Miles</u>
<b>Albany, NY</b>	<b>30</b>
<b>Baltimore, MD</b>	<b>370</b>
<b>Boston, MA</b>	<b>200</b>
<b>Buffalo, NY</b>	<b>240</b>
<b>Hartford, CT</b>	<b>140</b>
<b>Montreal</b>	<b>250</b>
<b>New York City</b>	<b>175</b>
<b>Ottawa</b>	<b>300</b>
<b>Philadelphia, PA</b>	<b>285</b>
<b>Syracuse, NY</b>	<b>90</b>

### Local Neighbors (within 1 mile)

<b>Lowe's</b>	<b>Home Depot</b>
<b>Wal-Mart</b>	<b>Target</b>
<b>Hannaford</b>	<b>Price Chopper</b>
<b>Big Lots</b>	<b>Rite Aid</b>
<b>Alpin Haus</b>	<b>Sears Outlet</b>
<b>Ponderosa</b>	<b>Walgreens</b>
<b>Raindancer Steak Parlor</b>	

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Company**

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