

4825 Maple Avenue Ext.

Amsterdam, NY

FOR SALE

±52.2 ACRES

For more information, contact

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Suite 114
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main: 518.452.2700

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DESCRIPTION:

±52.2 acres of land with frontage on both Maple Avenue Extension and Wallins Corner Road

LOCATION:

Approximately ½ mile east of Route 30

UTILITIES:

Municipal water at the street

ZONING:

M1 – Manufacturing

TAX INFORMATION:

Tax ID#: 25.-1-6 & 25.13-1-15

2008 Assessment: \$15,270*

Equalization Rate: 10%

2008 Gen Tax: \$2,403.39*

2007/2008 School: \$677.32*

Combined Tax: \$3,080.71*

*Combined totals for both parcels

PRICE:

\$1,044,000 (\$20,000/acre)



LAND FOR SALE...

ADDITIONAL NOTES:

- ▶ In area of new retail development along Route 30
- ▶ New residential condo development nearby
- ▶ Numerous economic incentives available with Montgomery County Economic Development Agency
- ▶ Variety of uses permitted including (but not limited to) business uses, manufacturing and cold storage

PRELIMINARY

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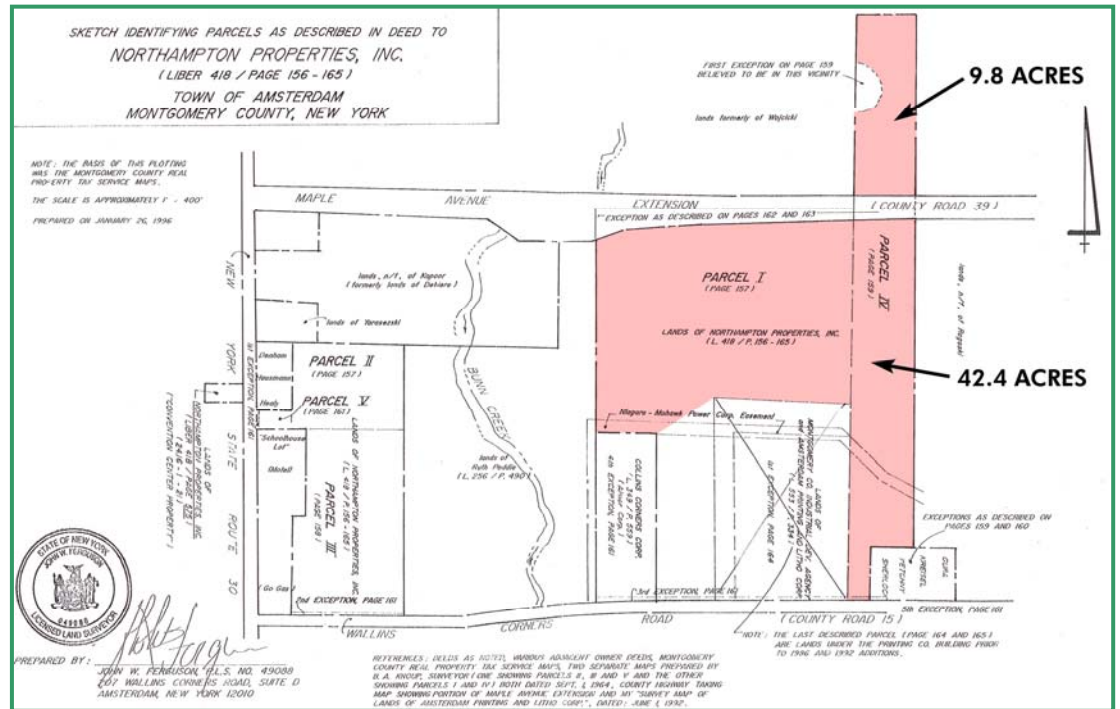
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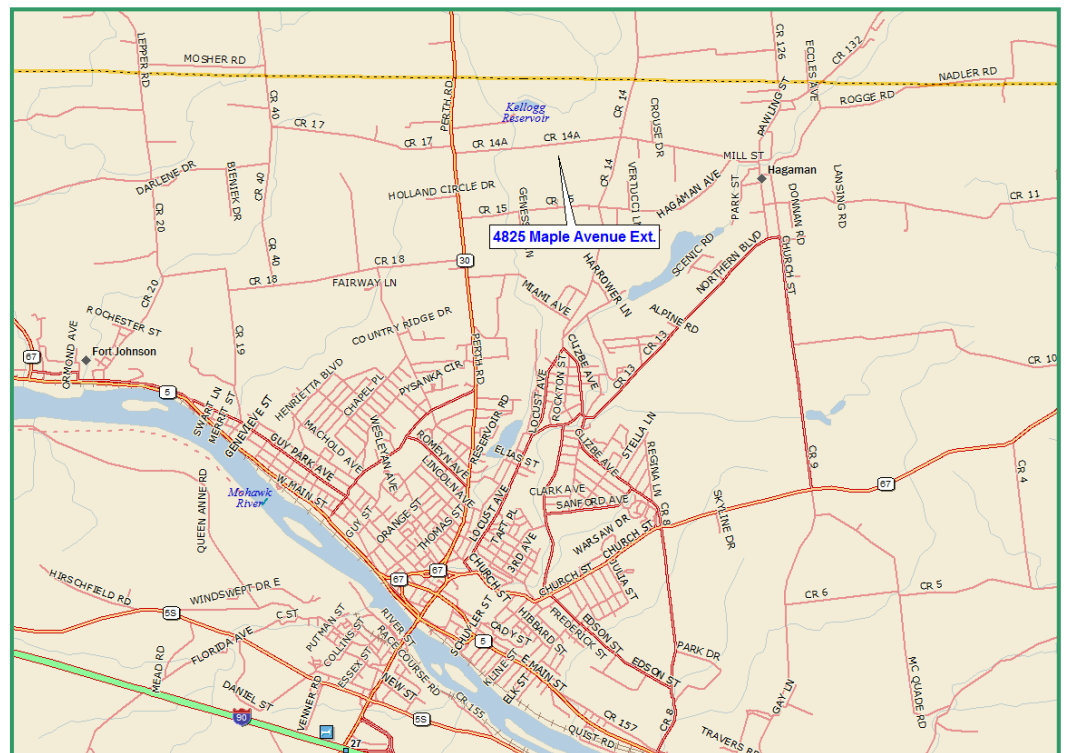
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SITE PLAN



LOCATION MAP



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