

FOR SALE - TURNKEY BUSINESS WITH REAL ESTATE

1217 NY-7, Troy, NY 12180



Property Overview

Offered for sale is a ±5,936 SF building with high visibility and accessibility provided by NY-7. Currently housing Atlantic Pools Sales & Services with a longstanding history of over 29 years.

The second floor features two offices with a view overlooking the ground floor. Next to these offices, there's a small hallway leading to an open floor concept. Three-bedroom, two full-bath residence with an inground pool. Space served as the combined residence-business for the owner.

Financial records are available for review with the signing of a Confidentiality Agreement.

Property Details

Building SF:	±5,936
Available:	±4,765
Lot size:	0.95 Acre
Zoning:	B15, Commercial
Utilities:	Public water/Septic
Heating:	Hot water, Propane
Cooling:	Central air
Ceilings:	±10'-12'
Parking:	±25

FOR SALE AT: \$800,000



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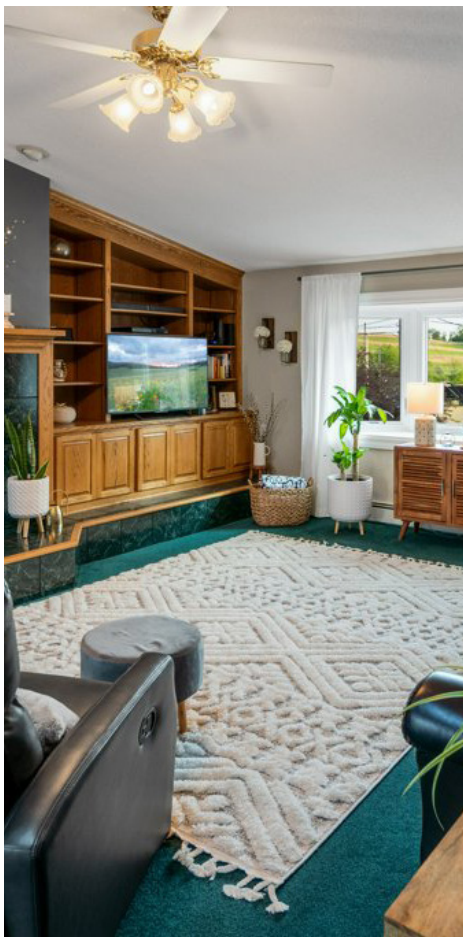


The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

14 Corporate Woods Boulevard Suite 100
Albany, New York 12205

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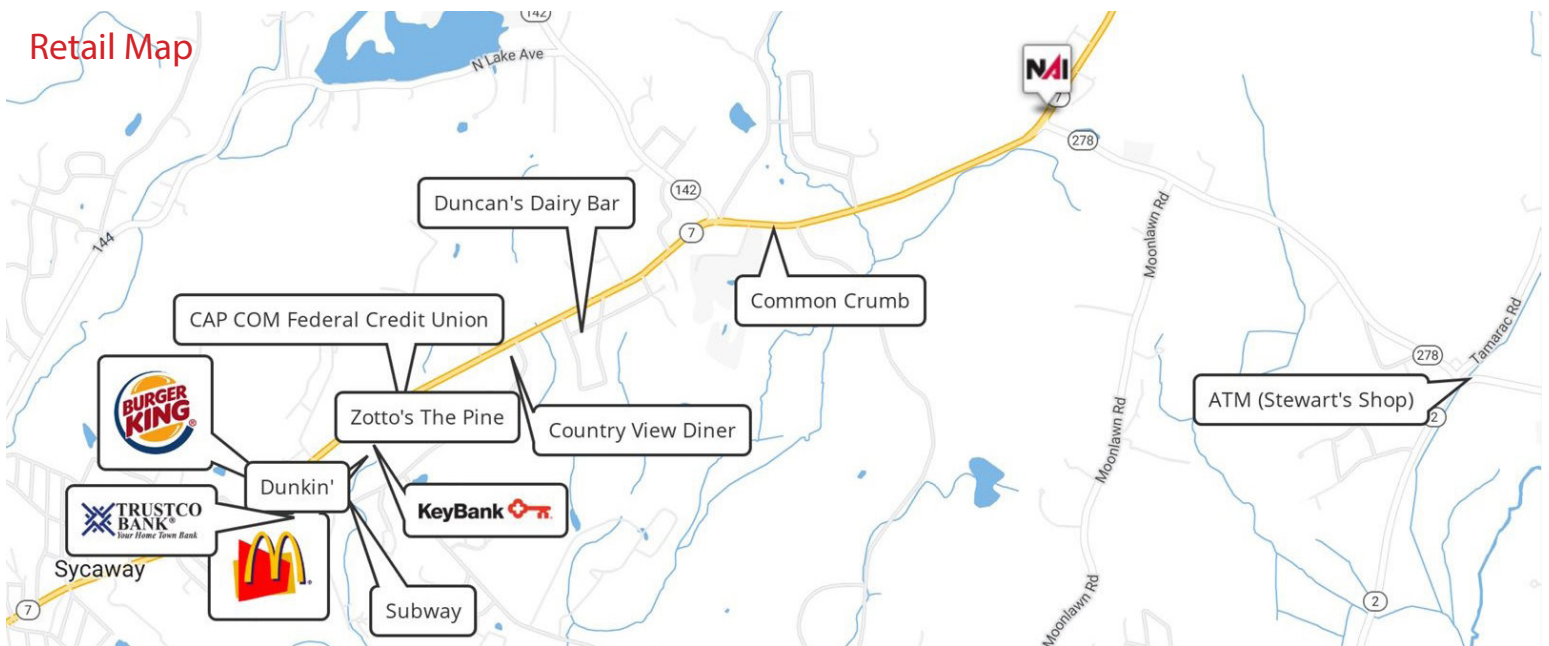


Demos

Population	1 Mile	3 Miles	5 Miles
Total Population	708	7,318	54,253
Average Age	47.6	46.7	38.5
Average Age (Male)	40.1	43.3	36.3
Average Age (Female)	46.9	45.4	39.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	276	3,089	24,963
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$103,334	\$98,446	\$69,745
Average House Value	\$237,624	\$237,417	\$161,823

* Demographic data derived from 2020 ACS - US Census

Retail Map



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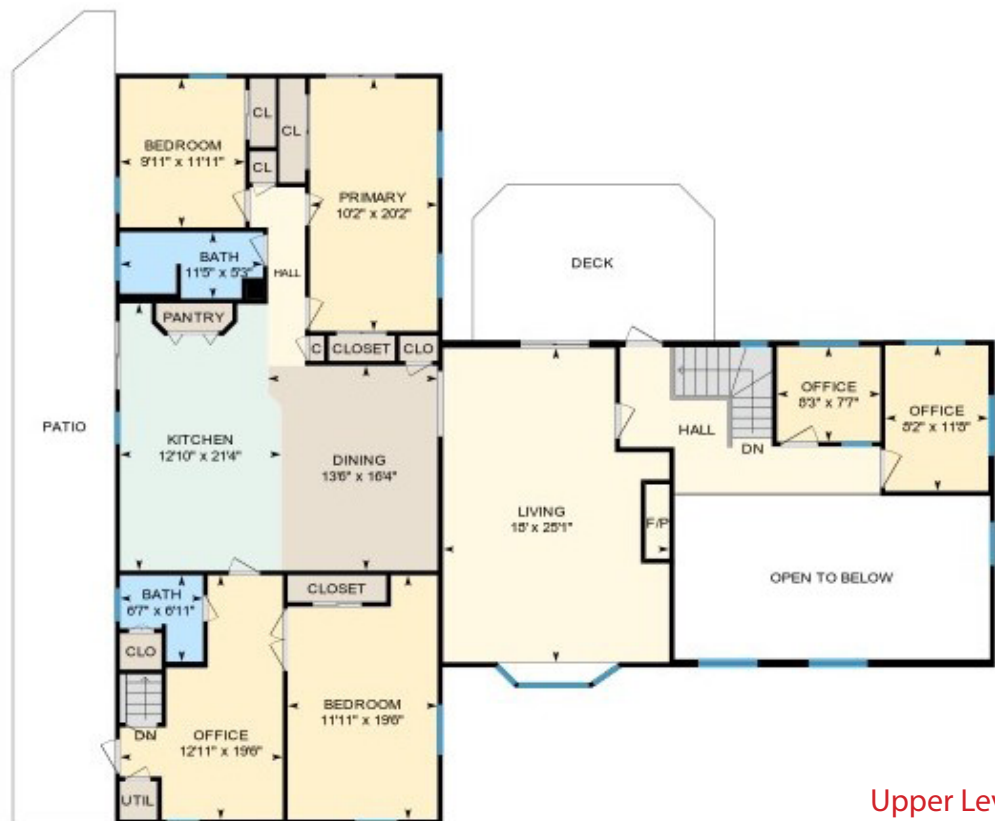
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Possible Uses:

- Business
- Garage
- Hotel/Motel
- Industrial
- Office/Retail
- Warehouse
- Service Station
- Shopping Center
- Tavern
- Car Wash
- Convenience Store
- Equestrian
- Fitness/Gym
- Gas Station
- Laundromat
- Medical/Dental
- Multi-Family
- School Building
- Self-Storage Facility



Lower Level



Upper Level

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