



ALBANY

1627-1635 Rt 9W, Selkirk, NY, 12758

<https://stevehubbardrealestate.com>

\$2,900,000

Turnkey Investment Opportunity! Well established storage business along US Route 9W in upstate New York. Currently has 2 buildings with 104 storage units and stamped town approval for additional of 500 units. Vacancy rate between 3-4 percent. With 400 feet of road frontage, and 23.52 acres of wooded area. Also included original 1960's red brick 2800 square feet,; 10 year old well and septic. Roof 4 years old; Furnace approximately 2 years old with Natural Gas hook up. Taxes are combined for both parcels. Lots of potential for expansion of private events or other business endeavors.

MLS #: 20240833

Listing Category: Commercial/industrial

Acreage: 23.52

Age: 11-20

Other Rooms: Office, Employee Lounge

Business Name: All Safe Self Storage

Zone: Commercial

Area: 6,000 sq ft

Year built: 2005

Basement:

Lot/Site: Rural

Commercial Features: Handicap Access, Private Restrooms, Public Bathrooms, Storage Area

INTERIOR FEATURES

Flooring: Concrete, Mixed, Other/see Remarks

Additional Interior Features: Office Sqft, Frontage

Cooling/Air Conditioning:

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Electricity: 1200 200 Amps

Heating Fuel: Oil

Water: Drilled Well

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Lot, Lot-paved, Parking Spaces 20+

Other Buildings: Office

Construction: Masonry, Steel

Lot Features: Level, Parking Lot, Sub Dividable

Road Frontage: State Road
Lot Dimensions: 23.52

Additional Exterior Features: Partially Fenced

LOCATION DETAILS

Area/Town: Albany

School District: Rav-coey-selkirk

Directions: Take New York State 87 N Towards Albany. Exit 22 Merge Onto 144 South To Maple Avenue Bear Left To 9w Approximately A Mile. Property On Right.

LISTED BY

Office Name: Win Morrison Realty-k

Agent Last Name: Shumway

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Post Updated: 2024-04-11 00:27:12



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