

281 ALTAMONT AVENUE

Schenectady, NY 12304

FOR SALE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,550,000
Lot Size:	0.2 Acres
Year Built:	1985
Building Size:	1,920 SF
Renovated:	2024

PROPERTY OVERVIEW

Excellent opportunity to purchase newly renovated gas/convenience store with property. Niche location with huge rooftop population for fuel and inside sales. Big time opportunity for sales growth with a good operator. Kerosene, propane and ice sales also at property. Adjacent bungalow style remodeled residence can be purchased as well! Contact LBO for more detail.

PROPERTY HIGHLIGHTS

- Total rebuild of Gas/convenience.
- Niche neighborhood location.
- Huge growth opportunity.
- Turnkey with no investment necessary,
- Aggressive supply agreement.

Steven Lerner

Licensed Associate Real Estate Broker
518.577.8005
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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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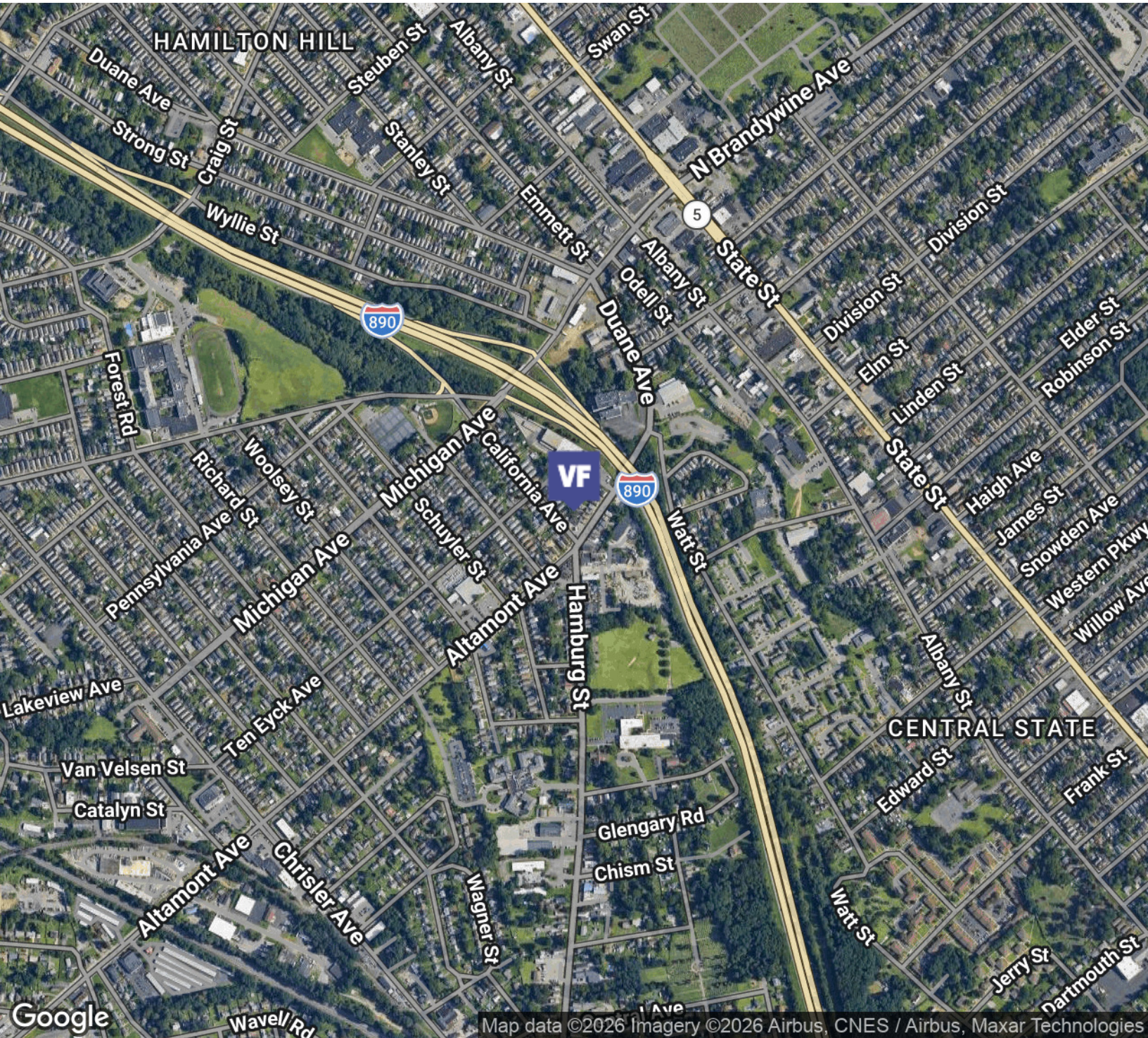
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LOCATION MAP



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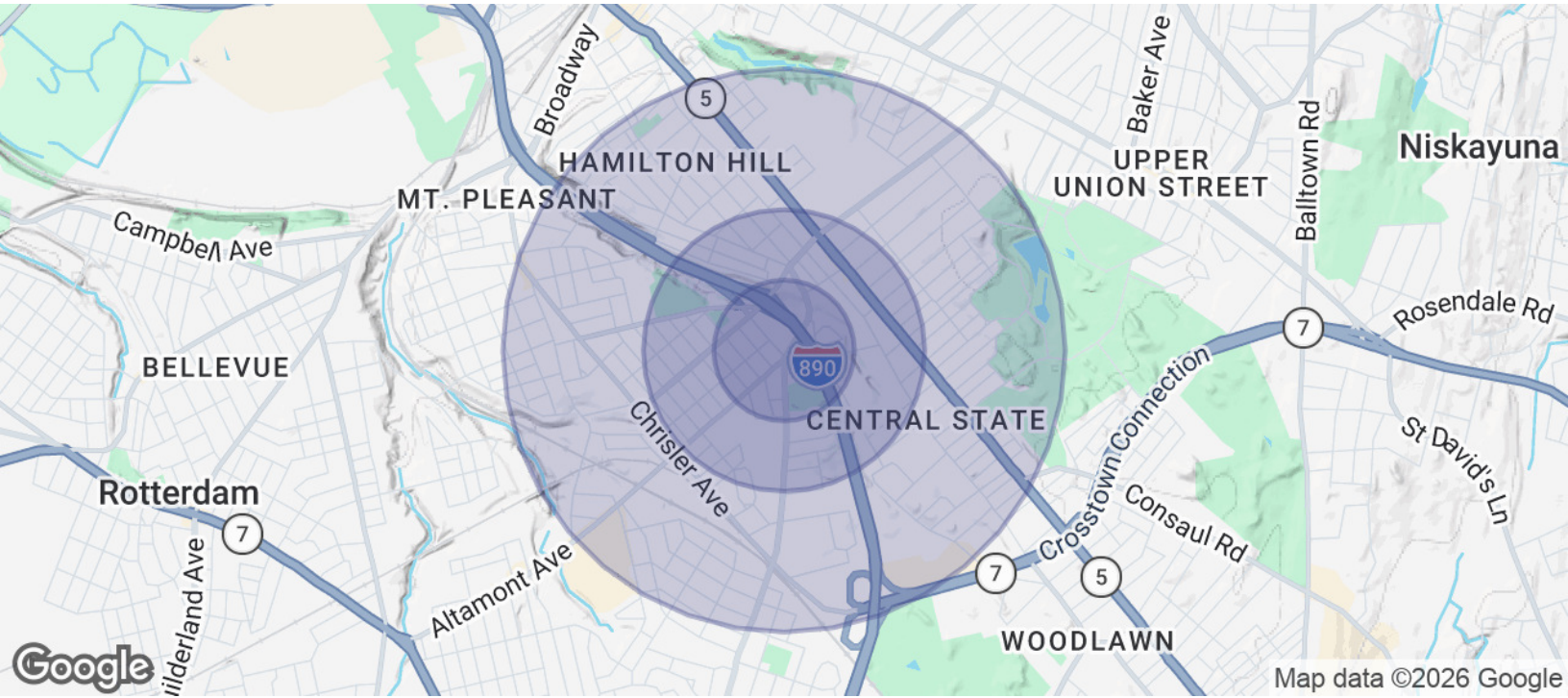
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,269	6,021	25,241
Average Age	44.3	38.2	36.9
Average Age (Male)	39.0	33.9	34.0
Average Age (Female)	44.8	38.7	38.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	518	2,462	9,792
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$59,313	\$54,362	\$63,648
Average House Value	\$111,852	\$102,052	\$130,688

2023 American Community Survey (ACS)

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