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1785 WESTERN AVE

Ablany, NY 12203

FOR SALE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$585,000

Building Size: 1,714 SF

Price / SF: \$341.31

PROPERTY OVERVIEW

Unlock the potential of this fully built-out restaurant space in the heart of the Guilderland market. Recently renovated in 2020, this 1,714 SF freestanding building offers modern finishes, efficient layout, and excellent curb appeal.

With exceptional visibility along Western Ave, this location benefits from high traffic counts and sits just seconds from the Capital Region's first Costco, driving tremendous consumer activity to the corridor.

This turnkey opportunity is ideal for an owner-user or operator looking to step into one of the region's most vibrant retail and dining markets.

PROPERTY HIGHLIGHTS

- Prime commercial space
- Versatile space for customization
- High visibility for retail or restaurant
- Easy accessibility for customers

Christopher Farrell

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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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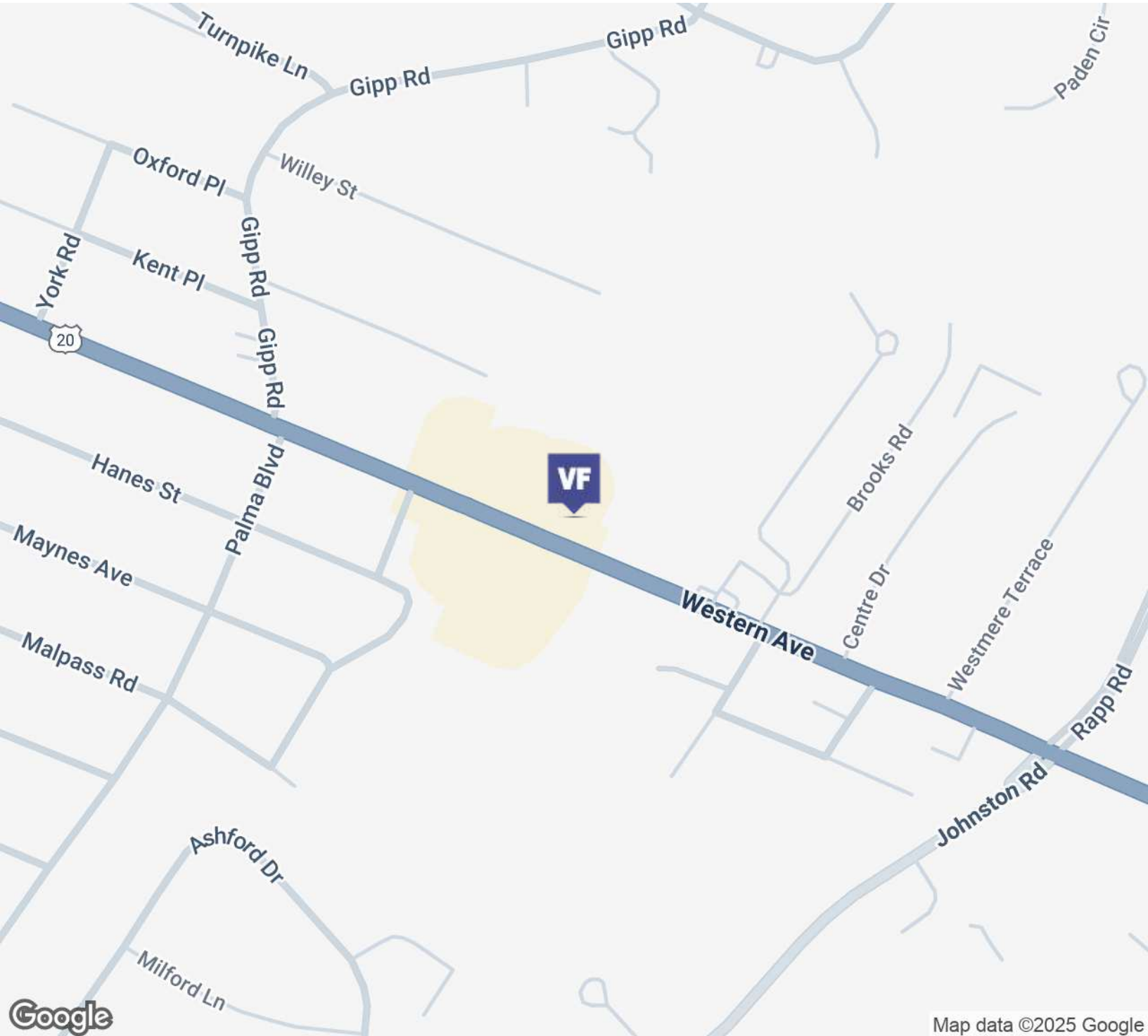
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LOCATION MAP



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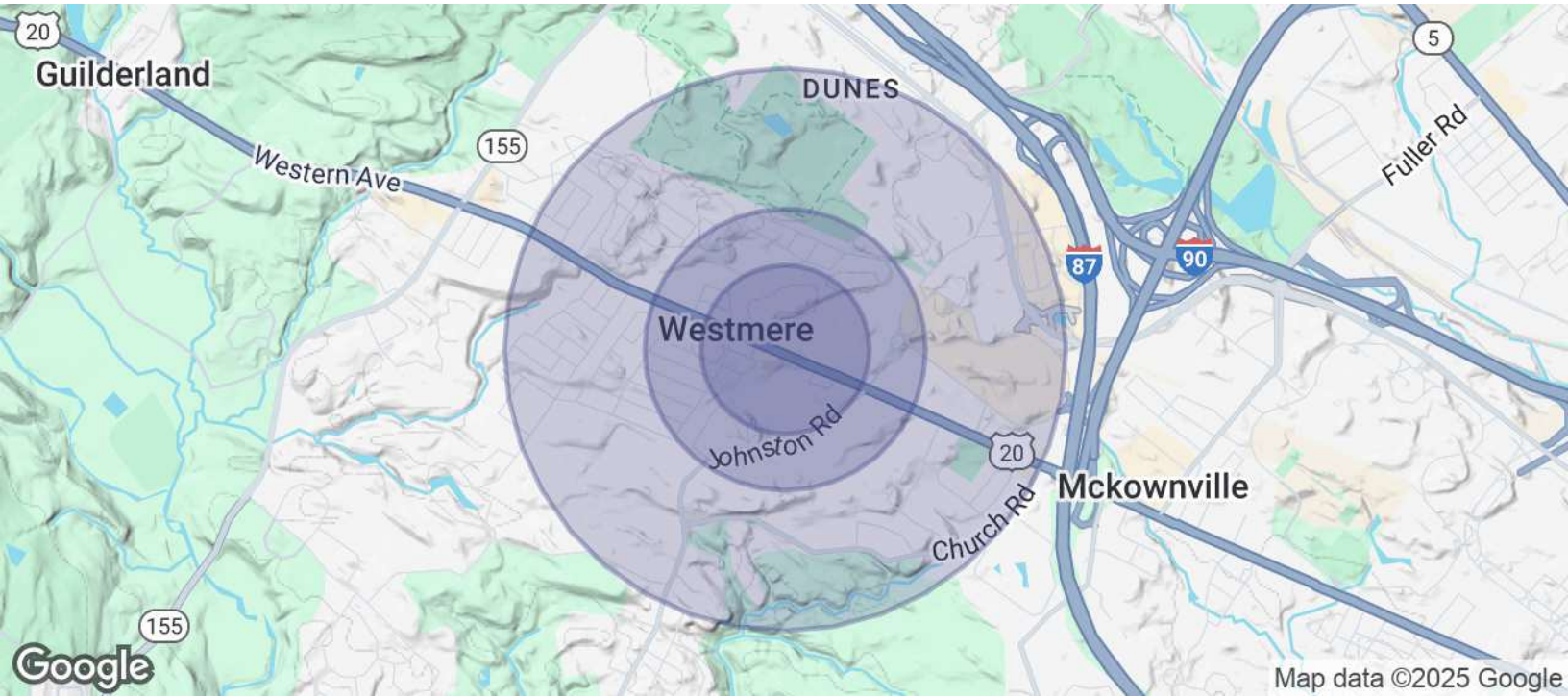
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	397	2,194	6,403
Average Age	44	44	47
Average Age (Male)	43	43	44
Average Age (Female)	46	45	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	172	952	2,820
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$120,226	\$116,427	\$113,871
Average House Value	\$375,211	\$363,217	\$339,290

Demographics data derived from AlphaMap

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