



BIG BAY 4 LLC

16 N Williams St, Whitehall, NY 12887



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Whitehall area! This historic 3,625 SF building, dating back to 1900, offers timeless charm and exceptional potential for office development. Boasting a central location within Whitehall, this property presents an inviting canvas for investors seeking to create a bespoke office space with character. With its spacious layout and architectural character, this building is primed for transformation into a modern, functional workspace that captures the essence of Whitehall's rich history. Don't miss the chance to invest in this remarkable property and establish a commanding presence in this thriving commercial district.

PROPERTY HIGHLIGHTS

- Historic building with 3,625 SF of space
- Built in 1900, exuding timeless charm
- Prime location in the heart of Whitehall
- Ideal for office development and customization

OFFERING SUMMARY

Sale Price:	\$159,900
Number of Units:	1
Lot Size:	0.176 Acres
Building Size:	3,625 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	111	428
Total Population	37	292	1,117
Average HH Income	\$64,891	\$55,573	\$55,033

EDDY PEZZINO

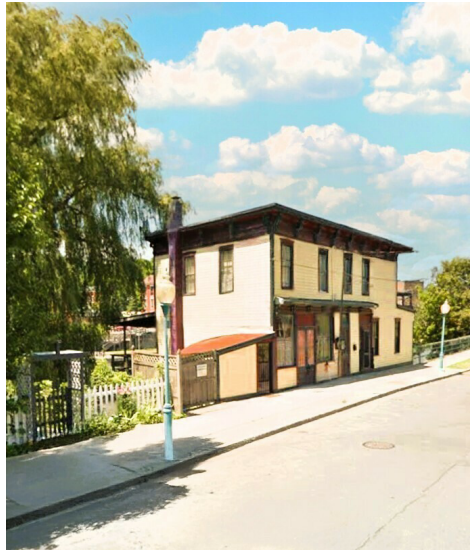
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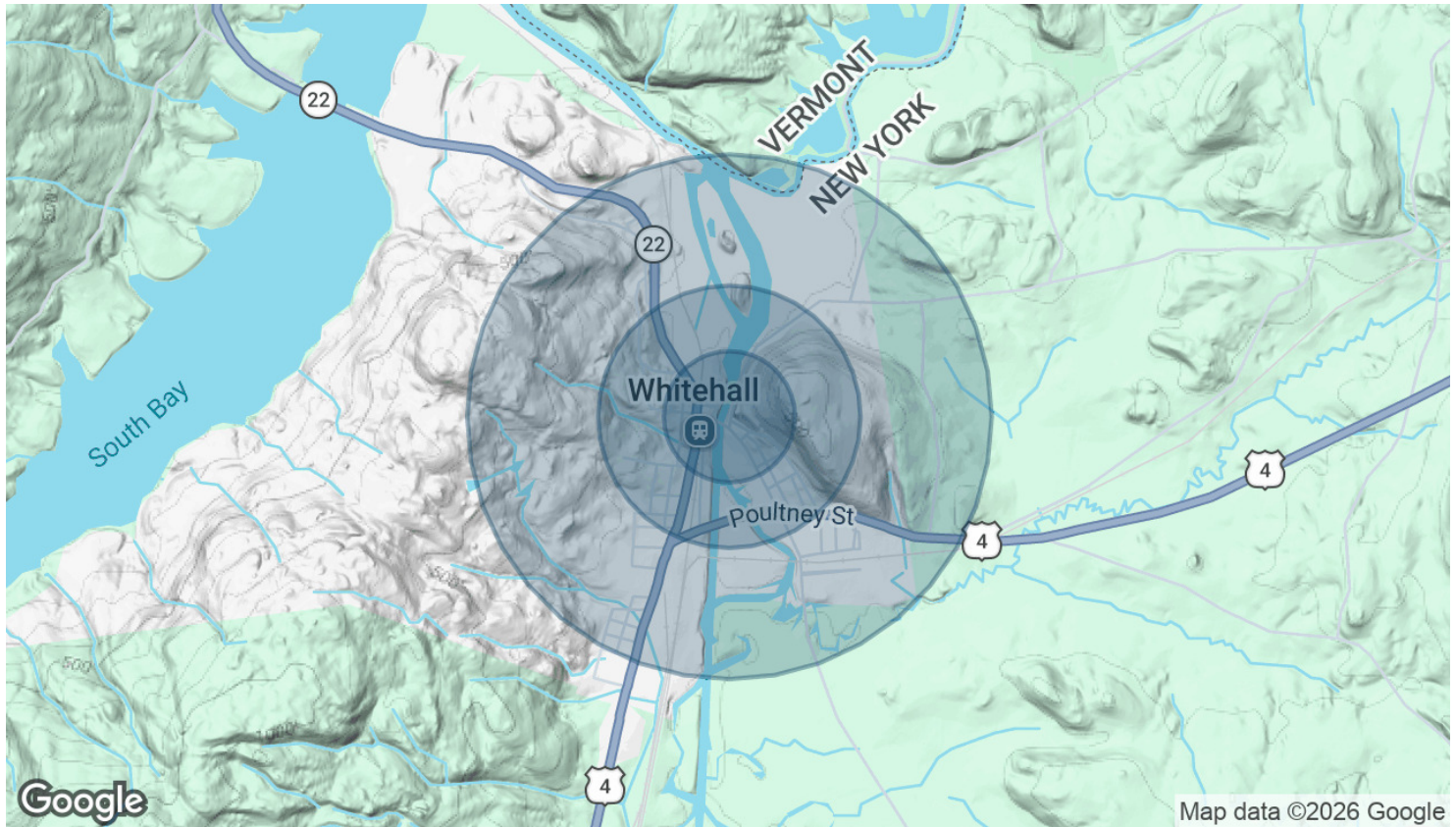
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	37	292	1,117
Average Age	33.5	37.4	38.1
Average Age (Male)	31.5	34.8	35.5
Average Age (Female)	36.9	40.3	40.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	111	428
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$64,891	\$55,573	\$55,033
Average House Value	\$140,319	\$118,701	\$117,324

2023 American Community Survey (ACS)

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