

# MULTI-USE INDUSTRIAL PROPERTY FOR SALE

## 799 COUNTY RT 111 - GREENVILLE, NY 12087



Excellent Opportunity For Investor Or Owner/User



### PROPERTY DESCRIPTION

Price Reduced! Maximize your investment potential with this exceptional 5,224 SF industrial property in Greenville, NY. Built in 1960 and strategically zoned RDA, this property is tailor-made for industrial, fabrication/manufacturing, warehouse, or distribution purposes. With two 12FT overhead drive-in doors, and updated office space and restroom facilities, it provides the essential features for seamless operations. With 3 phase power and an additional 1,900 SF garage building, plus an existing 2,400 SF pre-poured slab, this property is primed for expansion and efficiency. Its ideal location in Albany County, with convenient access to I-87, further enhances its appeal for discerning investors or owner/users in the industrial and warehouse sectors. This property would serve well for an owner/operator with additional space to lease out to potential tenants for bonus income. Currently there is a tenant renting truck parking spaces on a month to month basis. Boasting ample acreage for outdoor storage, additional parking or future expansion. Call for your private showing today.

### PROPERTY HIGHLIGHTS

- - 5,224 SF building
- - Two 12FT overhead drive-in doors
- - Ample acreage for expansion
- - Updated office space and restroom
- - Zoned RDA for industrial use
- - 3 Phase power for enhanced operations
- - Additional 1,900 SF garage building
- - 2,400 SF pre-poured slab
- - Access to I-87 for transportation efficiency

### OFFERING SUMMARY

Sale Price:	<b>\$674,000</b>
Lot Size:	2.81 Acres
Building Size:	5,224 SF

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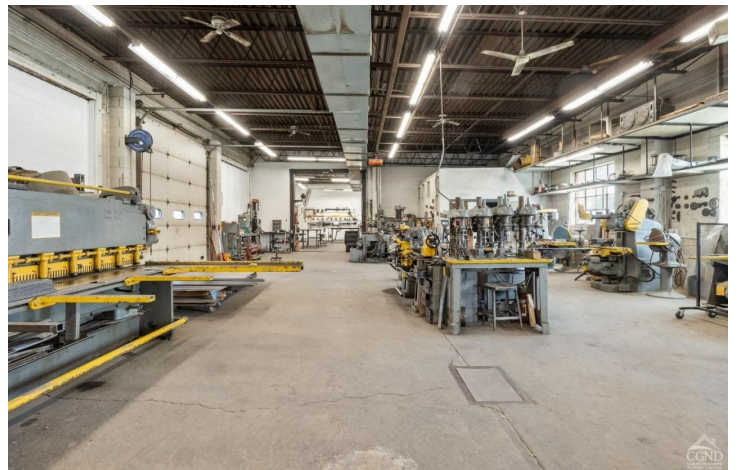
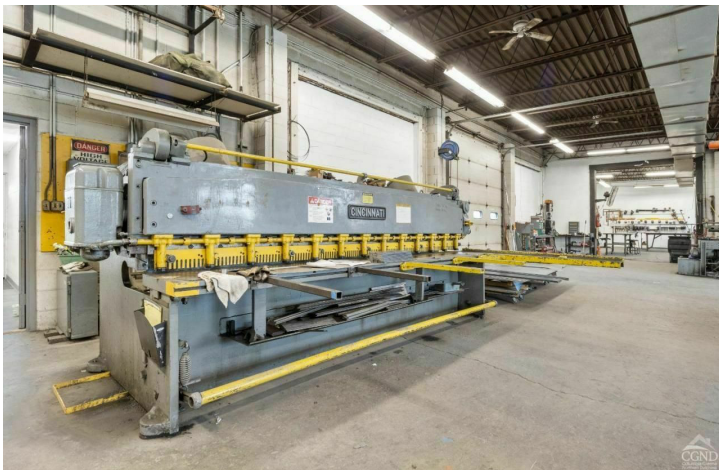
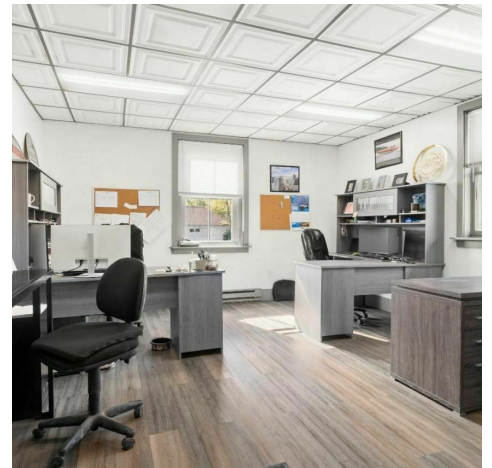
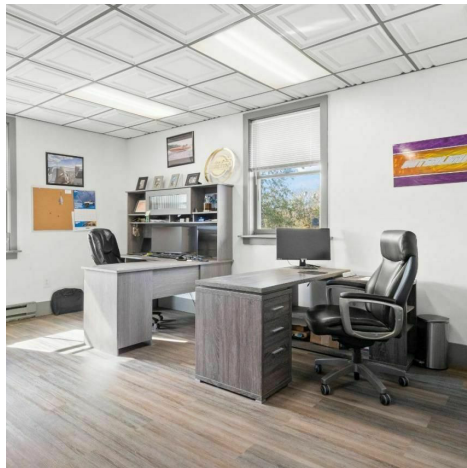
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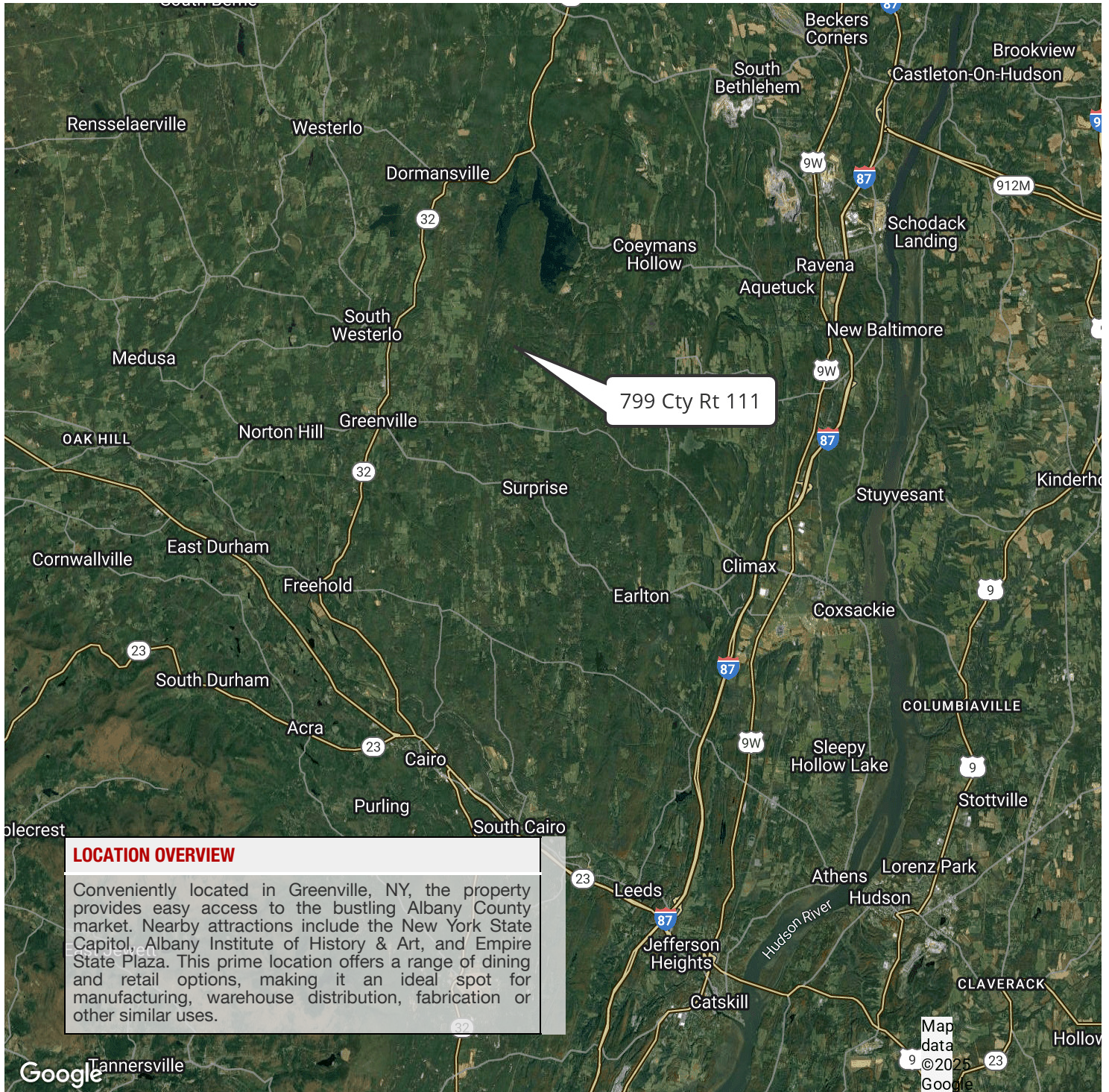
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### LOCATION OVERVIEW

Conveniently located in Greenville, NY, the property provides easy access to the bustling Albany County market. Nearby attractions include the New York State Capitol, Albany Institute of History & Art, and Empire State Plaza. This prime location offers a range of dining and retail options, making it an ideal spot for manufacturing, warehouse distribution, fabrication or other similar uses.

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