

Mixed Use Property | For Sale

174 Main Avenue, Wynantskill, NY 12198

CBRE Upstate NY
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Income Producing Retail with Truck Repair Facility

Offered for sale are two buildings:

A) ±7,534 SF income producing retail with two tenants (nail salon & dining establishment)

B) ±5,451 SF truck/industrial repair facility

Tax ID	124.5-6-24
Zoning	H -Hamlet
Utilities	Well water and public sewer
26 Gen Tax	\$6,876.39
25/26 School Tax	\$13,277.87
Combined Tax	\$20,154.26
Assessment	\$139,300
Equalization Rate	16%

For Sale at \$1,690,000

[Click HERE to View Property](#)



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174 Main Avenue

Wynantskill | New York 12198

For Sale

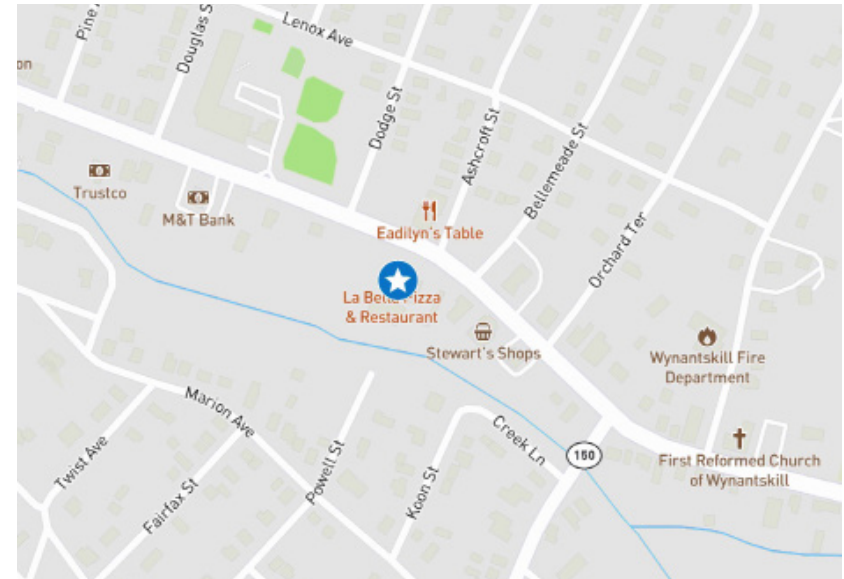
Mixed Use Property

- + ±2.08 acre site
- + Two retail tenants: nail salon & restaurant
- + All FFE (list available) for the truck repair facility can potentially (negotiable) be sold with the property. Details upon request.
- + Truck repair facility includes paint booth and lifts
- + ±75 car parking
- + ±15' height in truck repair facility/ Five (5) overhead doors at grade
- + 440 volt power

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,703	27,150	89,196
Median HH Income	\$89,119	\$90,297	\$78,057

Directions

+ [Located: South side of Main Avenue \(Route 66\) at the intersection of Ashcroft Street](#)



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