

**FOR
SALE**

208 SACANDAGA ROAD

SCOTIA, NEW YORK

PRIME LOCATION AVAILABLE

PROPERTY



DISCRIPTION

PRIME LOCATION FOR A BUSINESS! Perfect property to continue as a service station or to start a new endeavor all together. The tanks have been removed and it is considered a clean site. This would make a great "Convenient Type" store as well as an eatery, shop or even a fast food destination. The property is situated at an intersection on a well traveled road which affords easy ingress and egress. Also, it is surrounded by many businesses as well as abundant housing to ensure high visibility. A MUST SEE!!

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Thomas A Miller
NYS Licensed Real Estate Associate Broker
(518) 462-7491 office
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**AVAILABLE FOR
SALE AT \$495,000**



Adding Value Through Professional Real Estate Services

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PICTURES



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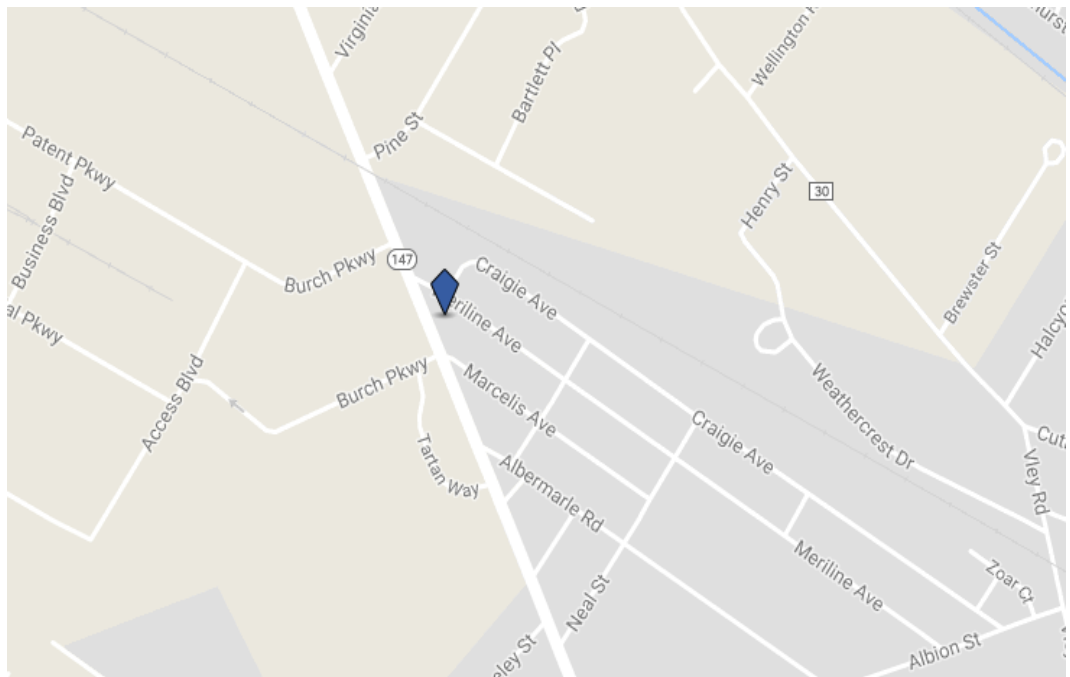
208 SACANDAGA ROAD

SCOTIA, NEW YORK

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	9,467	46,216	122,111
2022 Population:	9,465	46,047	121,855
Pop Growth 2017-2022:	(0.02%)	(0.37%)	(0.21%)
Average Age:	40.20	38.40	39.00
Households			
2017 Total Households:	3,893	19,015	49,736
HH Growth 2017-2022:	(0.05%)	(0.35%)	(0.20%)
Median Household Inc:	\$71,269	\$50,936	\$57,706
Avg Household Size:	2.40	2.30	2.40
2017 Avg HH Vehicles:	2.00	1.00	2.00
Housing			
Median Home Value:	\$158,548	\$154,255	\$159,975
Median Year Built:	1947	1947	1948

MAP



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