

**FOR  
SALE**

**115 ROUND LAKE AVENUE  
MECHANICVILLE, NY 12118**

**75,126 SF SHOWROOM / WAREHOUSE**



***FORMER DISIENA FURNITURE***

**+/- 5.75 ACRES**

**75,126 TOTAL SQUARE FEET**

36,866 SF RETAIL SHOWROOM  
38,260 SF WAREHOUSE

**GREAT LOCATION - MINUTES FROM I-87**

**REAL ESTATE TAXES: \$62,042.05 (\$0.83 PSF)**

**LIGHT AND HEAVY INDUSTRIAL ZONING**

**MUNICIPAL WATER AND SEWER**

**NEW MONOLITH SOLAR PANEL SYSTEM RECENTLY INSTALLED FOR  
SIGNIFICANT ENERGY SAVINGS**

**FULLY SPRINKLERED**

**26' WAREHOUSE CEILING HEIGHTS**

***FOR SALE***

**\$1,449,000**

**(\$19.29 PER SF)**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
Readers are advised to investigate and verify same prior to entering into a transaction.

FOR  
SALE

# 115 ROUND LAKE AVENUE

MECHANICVILLE, NY 12118

## PROPERTY DETAILS

- Retail Showroom / Warehouse Complex
- 75,126 Total Square Feet
  - 36,866 SF Two Story Retail Showroom
  - 38,260 SF Warehouse
- +/-5.75 Acres
- Warehouse Constructed in 1998
- Concrete Block and Steel Truss Construction
- 800 Amp 480 Volt Electric
- Direct Rail Line Access Potential
- Municipal Water & Sewer
- Ample On-Site Surface Parking
- 26' Warehouse Ceiling Heights
- (3) Interior Loading Docks
- (2) Exterior Loading Docks
- (3) Drive-in Overhead Doors

## LOCATION DESCRIPTION

- Located in the City of Mechanicville
- On the Border of Stillwater and Halfmoon in Saratoga County
- Easy Access to I-87
- Less than 20 Minutes to Downton Saratoga Springs
- Less than 30 Minutes to Downtown Albany
- Located Directly on an Active Rail Line

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



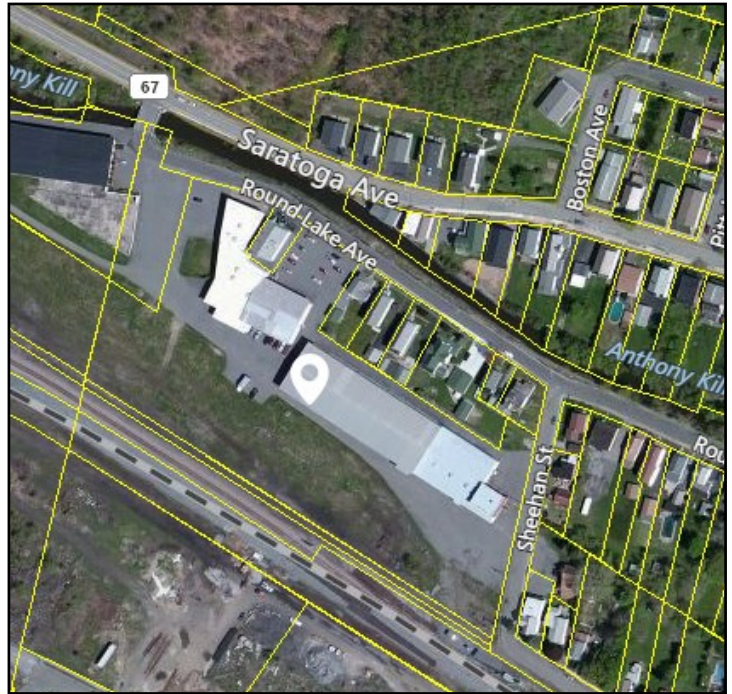
Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

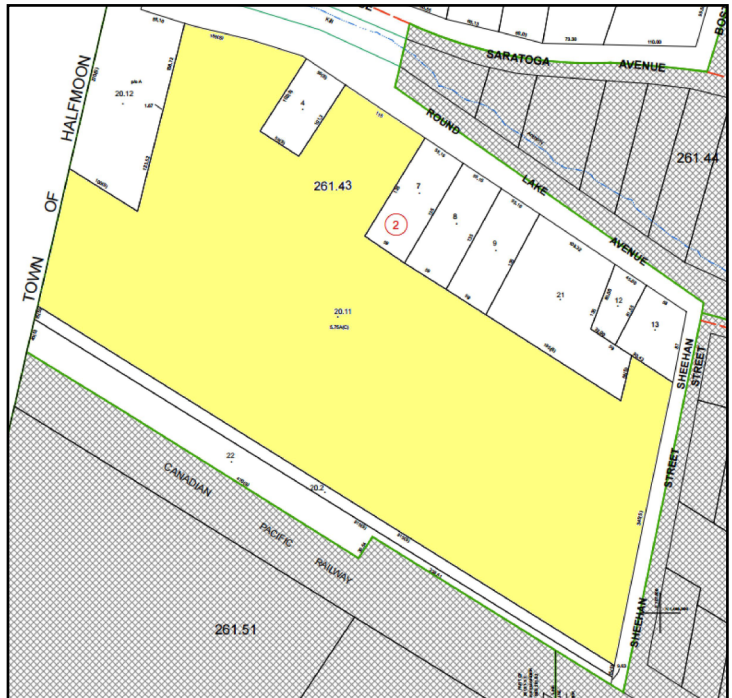
FOR  
SALE

# 115 ROUND LAKE AVENUE MECHANICVILLE, NY 12118

SATELLITE  
IMAGE



TAX MAP



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



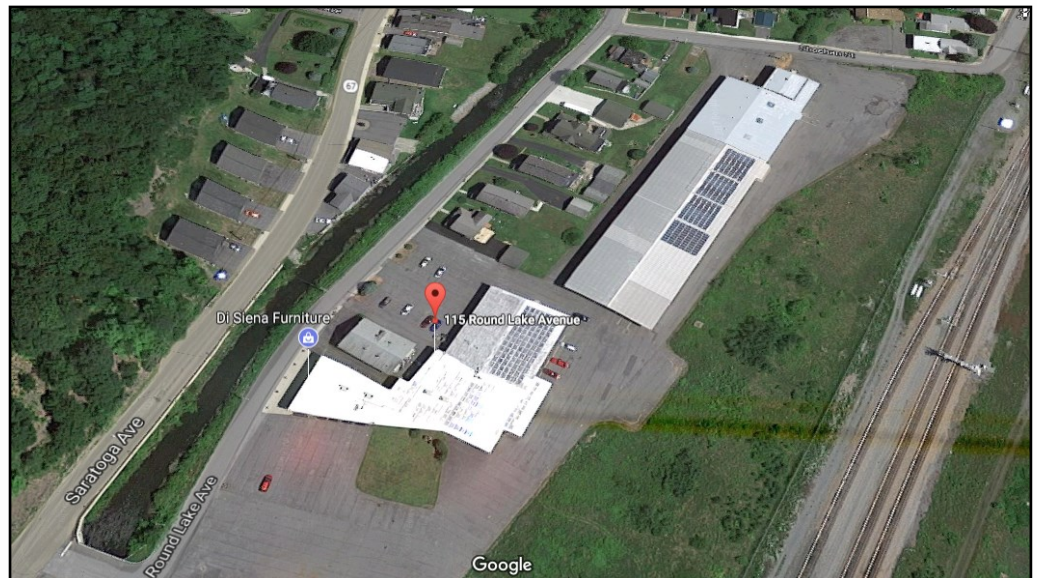
Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

# 115 ROUND LAKE AVENUE MECHANICVILLE, NY 12118

AERIAL VIEW



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

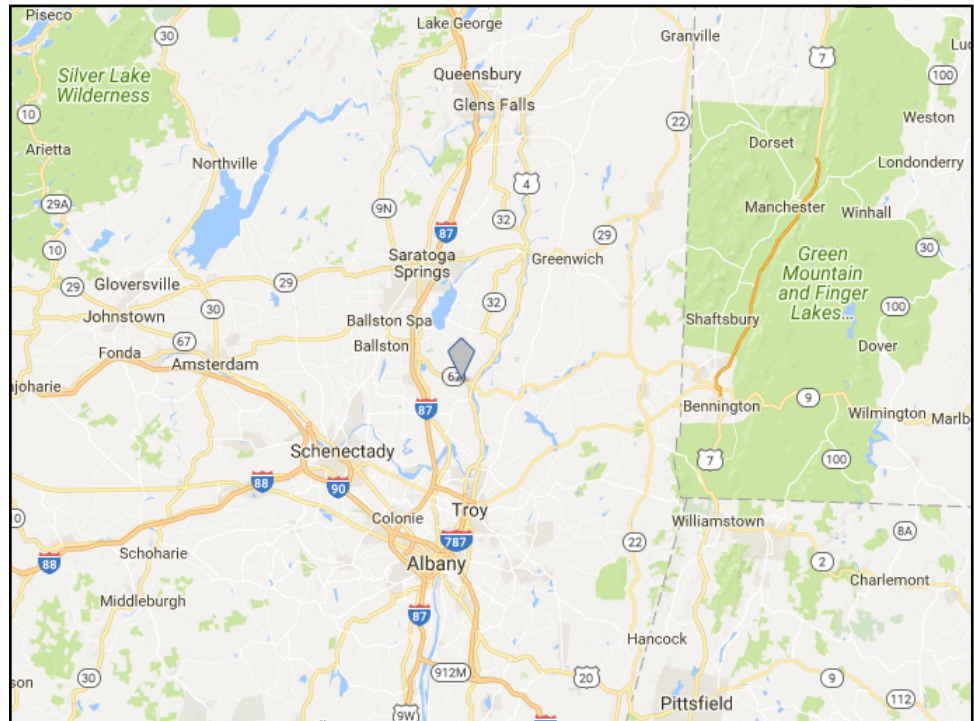
# FOR SALE

# 115 ROUND LAKE AVENUE MECHANICVILLE, NY 12118

## DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	13,063	27,634	145,626
2022 Population:	13,406	28,369	148,813
Pop Growth 2017-2022:	2.63%	2.66%	2.19%
Average Age:	39.50	40.30	40.70
Households			
2017 Total Households:	5,385	11,399	60,192
HH Growth 2017-2022:	2.64%	2.66%	2.18%
Median Household Inc:	\$70,991	\$73,260	\$74,130
Avg Household Size:	2.40	2.40	2.40
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$221,192	\$232,818	\$242,056
Median Year Built:	1960	1978	1976

## LOCATION



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



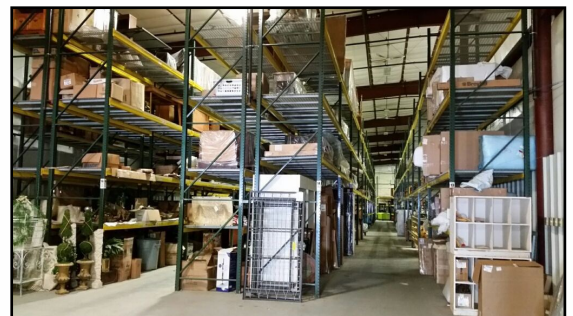
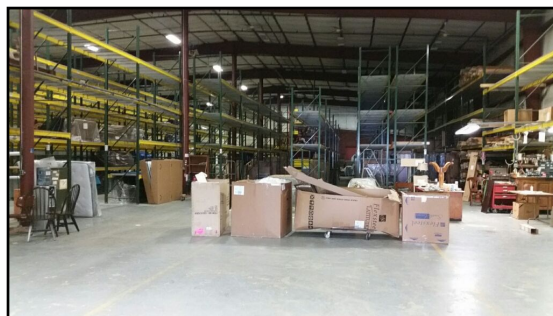
Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

# 115 ROUND LAKE AVENUE MECHANICVILLE, NY 12118

EXTERIOR  
PHOTOS



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
[Rudy@CarrowRealEstate.com](mailto:Rudy@CarrowRealEstate.com)



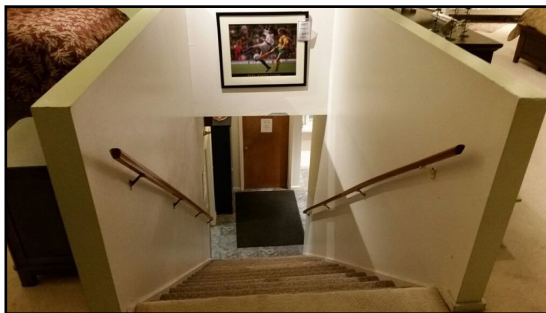
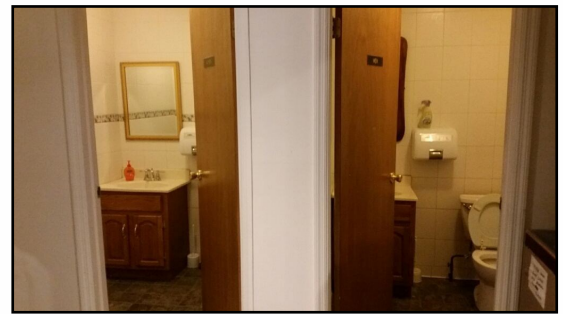
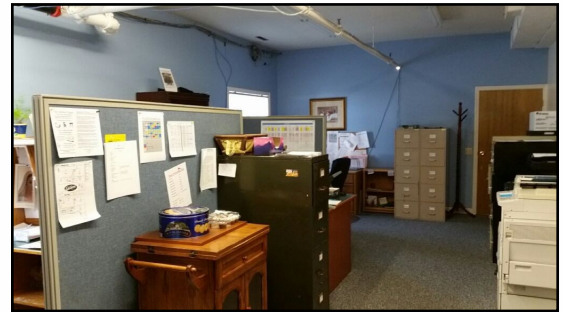
**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

FOR  
SALE

# 115 ROUND LAKE AVENUE MECHANICVILLE, NY 12118

INTERIOR  
PHOTOS



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
[Rudy@CarrowRealEstate.com](mailto:Rudy@CarrowRealEstate.com)



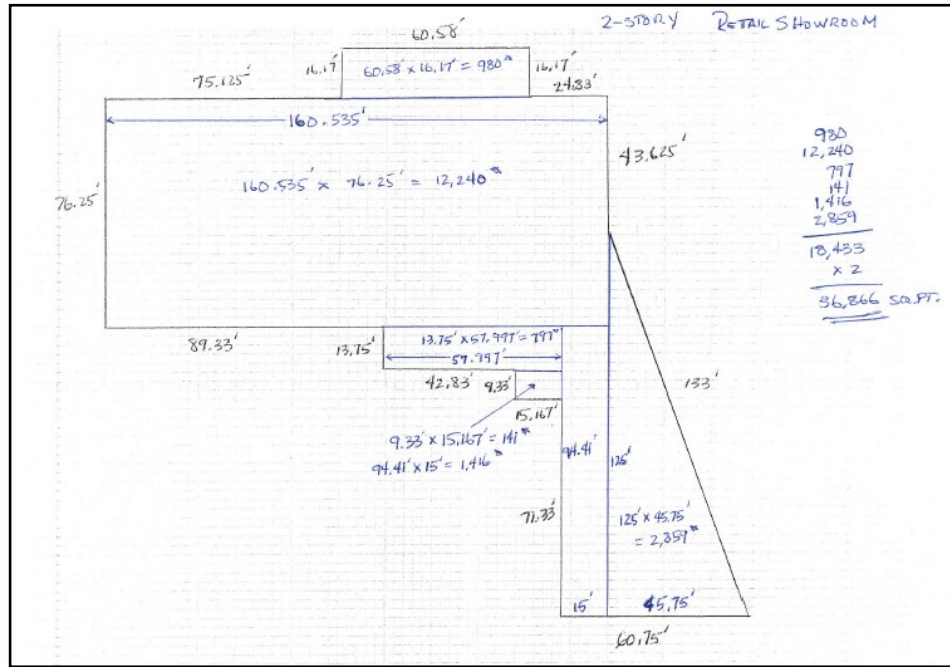
Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

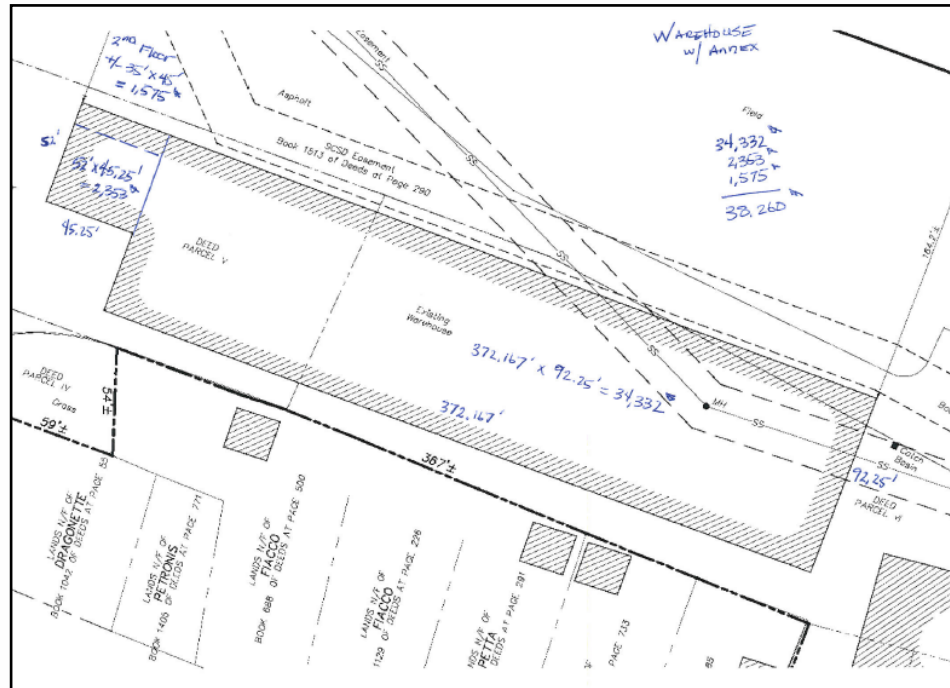
FOR SALE

# 115 ROUND LAKE AVENUE MECHANICVILLE, NY 12118

RETAIL  
SHOWROOM  
FLOOR PLAN



WAREHOUSE  
FLOOR PLAN



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

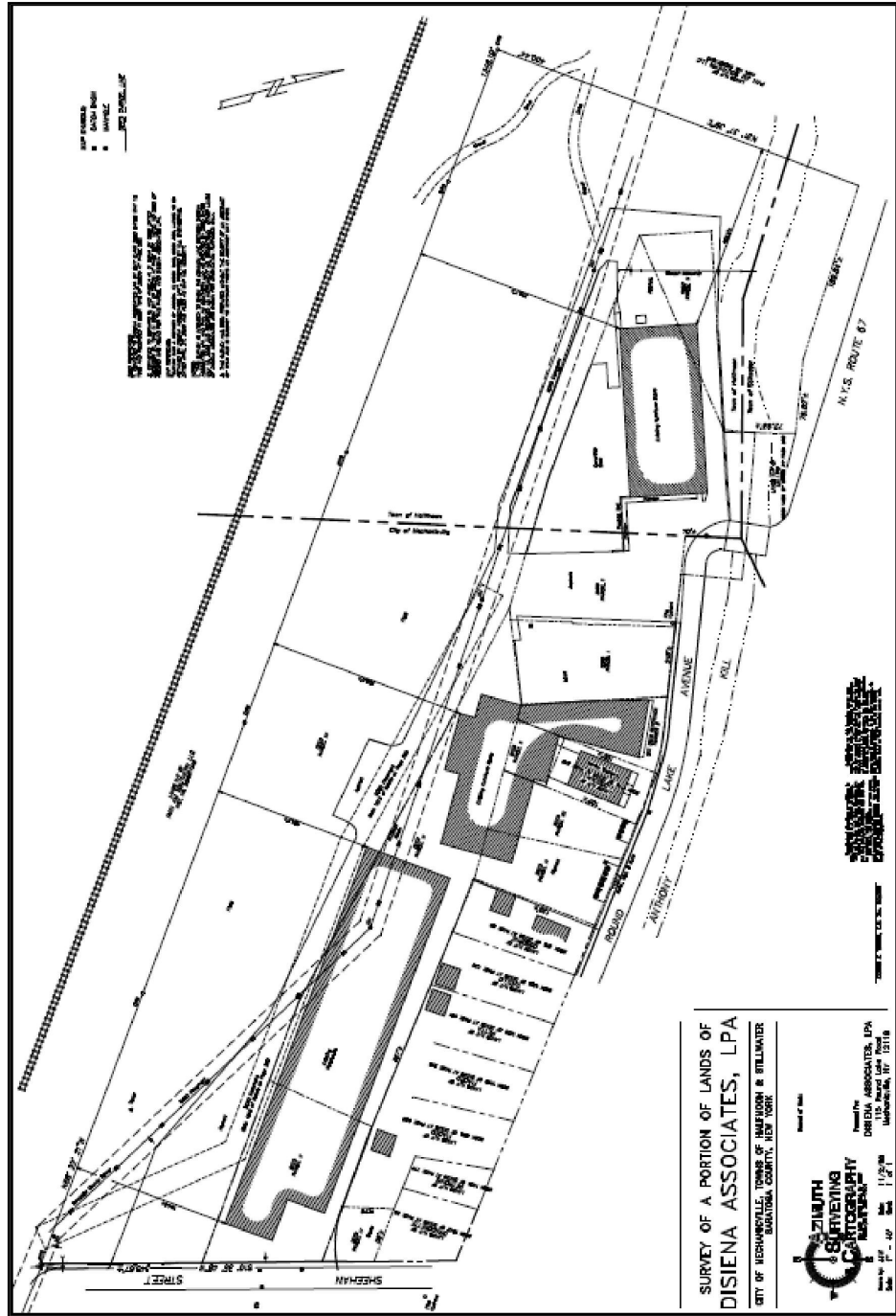
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.



FOR  
SALE

# 115 ROUND LAKE AVENUE MECHANICVILLE, NY 12118

SURVEY



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.