

# FOR SALE

# FORMER GAS STATION

230 STATE ROUTE 43, STEPHENTOWN, NY

[ SELLING ON BEHALF OF THE FDIC ]

## site details

8,700 SF Gas Station, Supermarket,  
Liquor Store, and Three Bedroom  
Owner's Residence

First Floor	5,600 SF
2nd Floor Apartment	3,100 SF
Basement	4,592 SF

+/- 3.23 acres

545 feet of frontage

15+/- parking spaces

constructed in 1980

SBL#:	196-1-19.12
assessed value	\$668,896.00
2013 property tax	+/- \$16,000.00

forced air heating and cooling

C-1 Commercial Industrial Zoning

(2) Pump Islands

(1) Double Wall Fiberglass UST-12,000 Gal

(1) Single Wall Fiberglass UST-6,000 Gal



[ BANK-OWNED ]

FOR MORE INFORMATION  
PLEASE CONTACT

**Rudy R. Lynch, CCIM**

Associate Broker

518.462.7491 x 207

Rudy@carrowrealestate.com

## asking price

**FOR SALE @ \$143,000**

**\$16.44 / sf**



real estate services, llc

[adding value through professional real estate services]

# FOR SALE

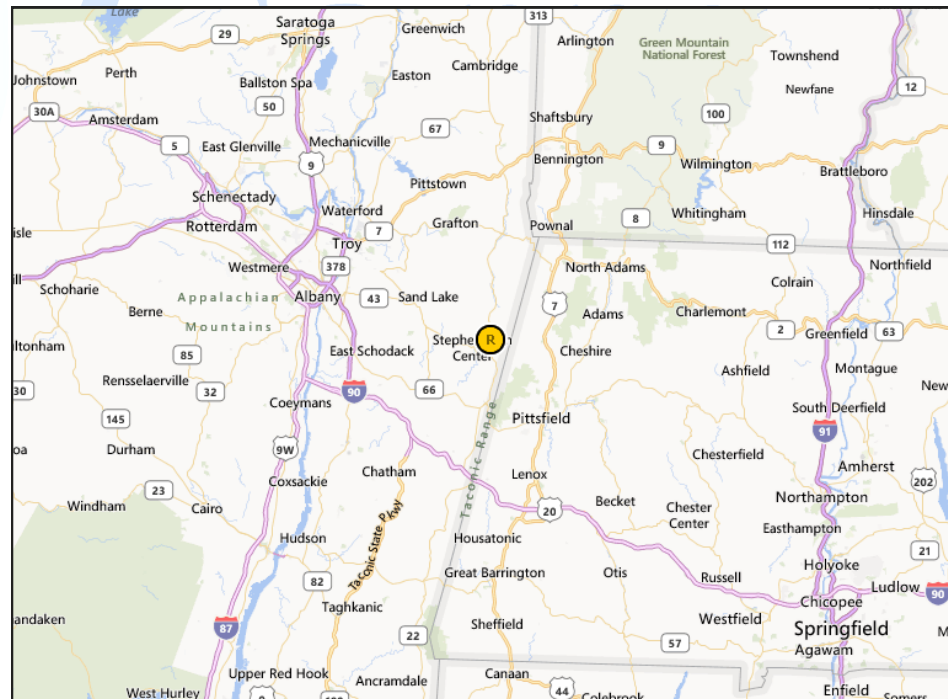
# FORMER GAS STATION

## 230 STATE ROUTE 43, STEPHENTOWN, NY

### DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2014 Total Population:	1,418	2,792	23,839
2019 Population:	1,348	2,648	23,215
Pop Growth 2014-2019:	(4.94%)	(5.16%)	(2.62%)
Average Age:	41.70	42.30	43.20
Households			
2014 Total Households:	582	1,148	9,814
HH Growth 2014-2019:	(4.98%)	(5.23%)	(2.68%)
Median Household Inc:	\$60,893	\$69,839	\$60,845
Avg Household Size:	2.40	2.40	2.40
2014 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$153,873	\$179,235	\$190,511
Median Year Built:	1973	1971	1961

### LOCATION



FOR MORE  
INFORMATION  
PLEASE CONTACT

**Rudy R. Lynch, CCIM**  
Associate Broker  
518.462.7491 x 207  
Rudy@carrowrealestate.com

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.

Carrow Real Estate Services, LLC  
99 Pine Street | Suite 102 | Albany, NY 12207  
Phone 518.462.7491  
Fax 518.455.8903  
www.carrowrealestate.com



real estate services, llc

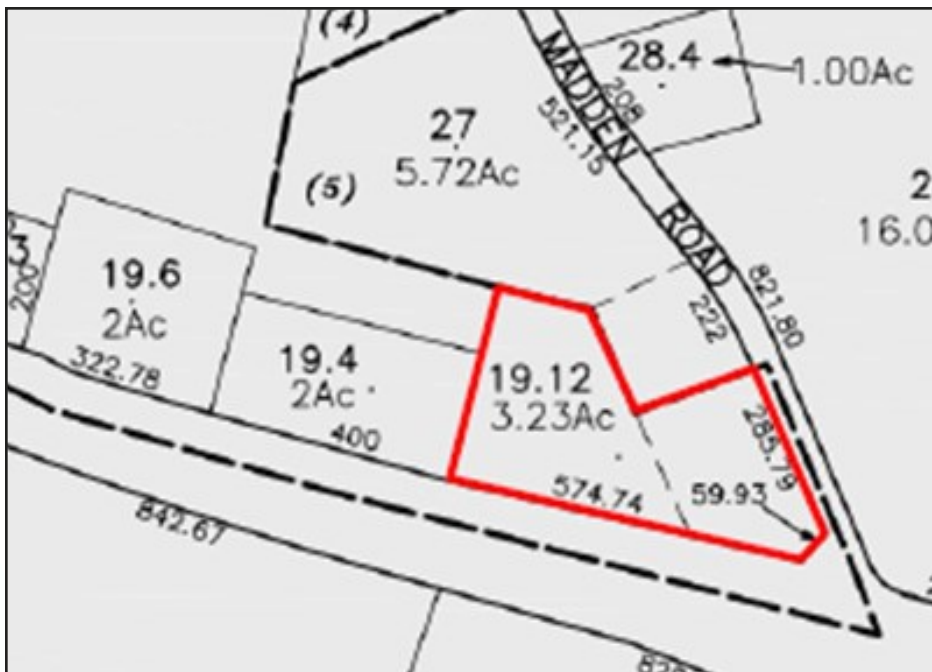
adding value through professional real estate services|

**FOR  
SALE**

# FORMER GAS STATION

230 STATE ROUTE 43, STEPHENTOWN, NY

TAX MAP



AERIAL VIEW



FOR MORE  
INFORMATION  
PLEASE CONTACT

**Rudy R. Lynch, CCIM**  
Associate Broker  
518.462.7491 x 207  
Rudy@carrowrealestate.com

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.

Carrow Real Estate Services, LLC  
99 Pine Street | Suite 102 | Albany, NY 12207  
Phone 518.462.7491  
Fax 518.455.8903  
www.carrowrealestate.com



real estate services, llc

|adding value through professional real estate services|