

**FOR
SALE**

3899 CARMAN ROAD

SCHENECTADY, NEW YORK

BEER DISTRIBUTION CENTER



+/-5,000 SF BUILDING LOCATED AT BUSY INTERSECTION

+/- 1.00 ACRE

FULLY OPERATIONAL, PROFITABLE BUSINESS IN PLACE

1 LOADING DOCK

FULL BASEMENT WITH TRUCK ACCESS FOR DELIVERIES

BASEMENT INCLUDES LARGE KEG COOLER

BUSINESS SALE INCLUDES LICENSE, FORK TRUCK, RACKS, COOLERS, ETC.

RECENTLY REPLACED COOLER CONDENSERS

LOCATED DIRECTLY ACROSS FROM HANNAFORD

LOCAL BUSINESS ZONING (LB)

MUNICIPAL WATER & SEWER

TOTAL ANNUAL REAL ESTATE TAX:

\$9,770.16 (\$1.95 PSF)

FOR SALE

BUSINESS - \$1,589,000

REAL ESTATE - \$530,000

**FOR MORE
INFORMATION
PLEASE
CONTACT**

KYLE J. BRADLEY, CPA

NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
kbradley@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.

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EXTERIOR
PHOTOS



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1ST FLOOR



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BASEMENT



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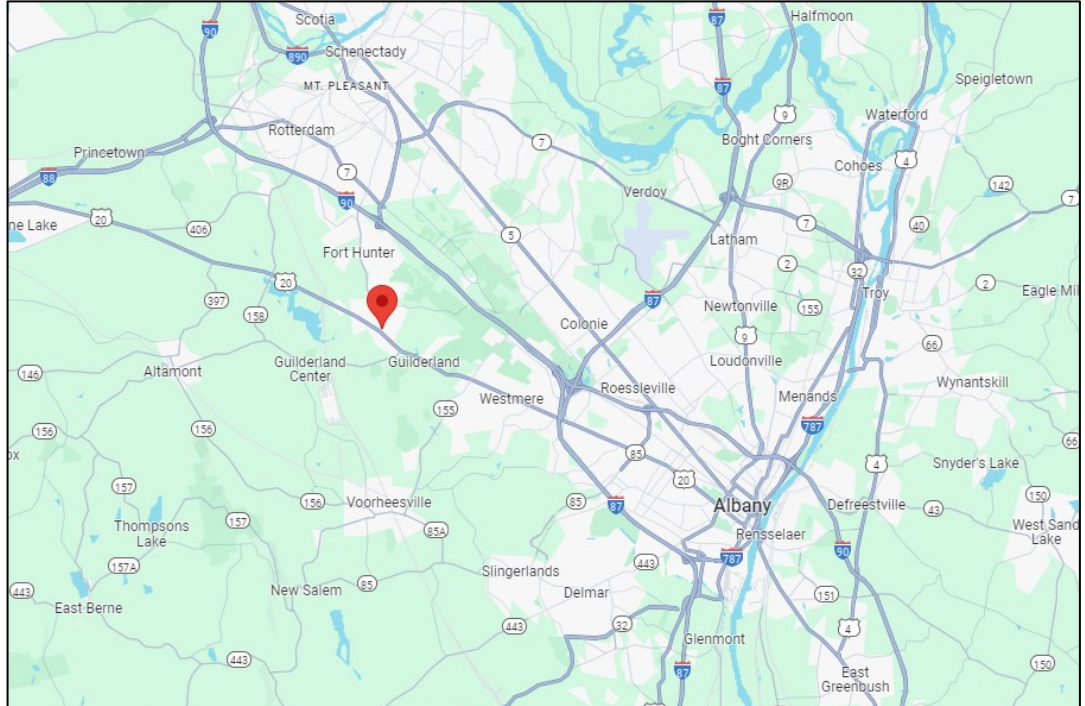
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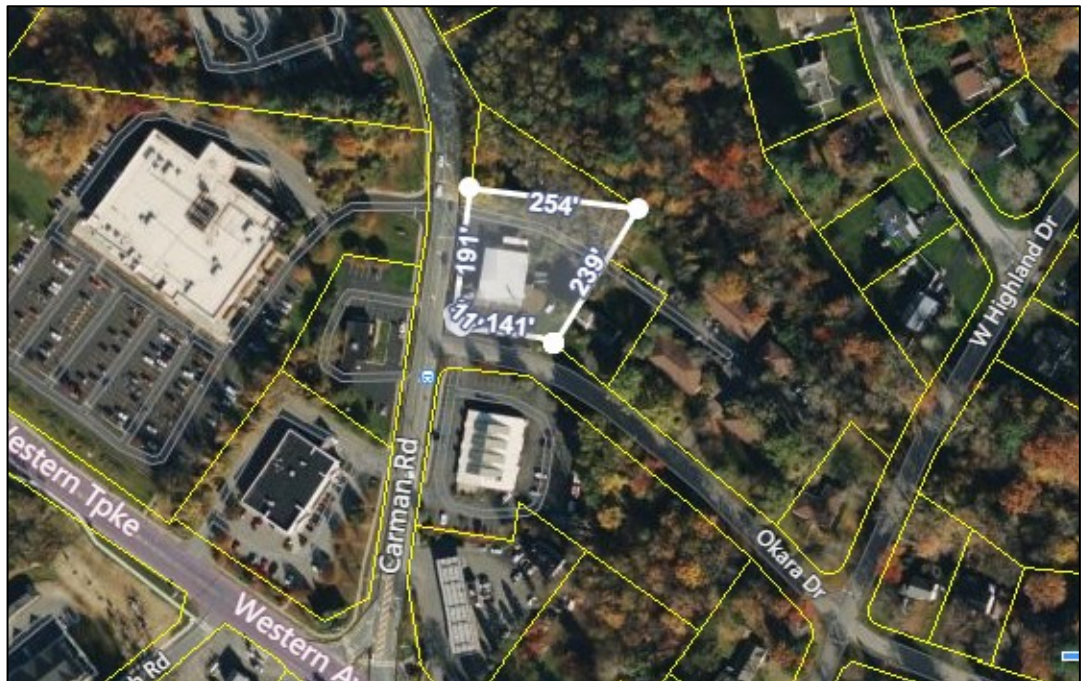
3899 CARMAN ROAD

SCHENECTADY, NEW YORK

LOCATION



TAX MAP



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PRO FORMA

REVENUE

Gross Receipts	1,462,150
LESS: COGS	<u>(1,136,920)</u>
Total Income	325,230

EXPENSES:

Bank Fees	9,676
Salaries & Wages	51,301
Administration	12,256
Repairs & Maintenance	355
Rent	14,400
Advertising	4,877
Taxes	26,936
Insurance	3,391
Utilities	17,125
Licences & Permits	2,005
Professional Fees	5,700
Security	1,300
Sanitation	6,946
Total Expenses	<u>156,268</u>

NET OPERATING INCOME 168,962

INVENTORY:

Content	130,000
License	70,000
Truck	11,000
Fork Truck	8,000
Hand Trucks	10,000
Coolers	20,000
Racks	<u>50,000</u>
TOTAL	<u>299,000</u>

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