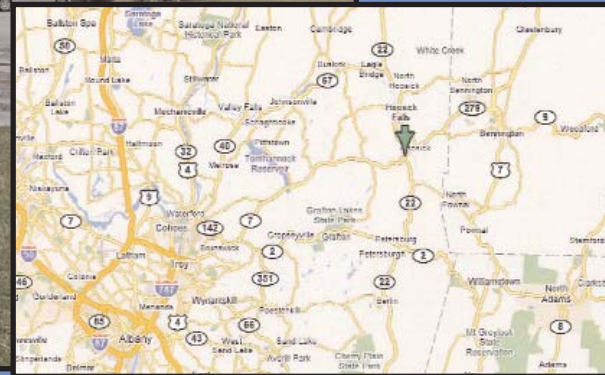


SALES FACT SHEET

4736 ROUTE 7
HOOSICK, NEW YORK

REDUCED FOR QUICK SALE



LOCATION:

LOCATED ON ROUTE 7 (HOOSICK ROAD) BETWEEN BRUNSWICK, NY AND BENNINGTON, VT. THIS PROPERTY OFFERS 385' OF FRONTAGE ON ROUTE 7.

DESCRIPTION:

FORMER AUTOMOBILE DEALERSHIP WITH TWO SALES AND SERVICE BUILDINGS ON 6.5 ACRES ALONG ROUTE 7 BETWEEN BRUNSWICK AND BENNINGTON. MAIN BUILDING HAS 2,500 SQUARE FOOT SHOWROOM, 2,000 SF OFFICES, PARTS ROOM WITH SHELVING AND LARGE SERVICE GARAGE WITH SEVERAL DRIVE IN DOORS. THE 2,800 SQUARE FOOT REAR SERVICE BUILDING HAS DOUBLE DRIVE THRU DOORS FRONT TO BACK. BUILDINGS ARE 20 YEARS OLD AND IN EXCELLENT CONDITION.

BUILDINGS:

MAIN 70' X 160' = 11,200 SF
BACK 64' X 44' = 2,816 SF
BOTH HAVE FLOOR DRAINS IN SERVICE AREAS.

PARKING:

200+

UTILITIES:

HEAT: PROPANE
WATER: WELL
SEPTIC: YES

TRAFFIC COUNT:

10,858 2006 AADT

FOR SALE:

\$699,888

REDUCED \$499,000

DEMOGRAPHICS:

	5 MILE	10 MILE	15 MILE
POPULATION	7,124	37,362	67,075
AVE HH INCOME	\$62,039	\$53,329	\$60,499
MEDIAN AGE	39.8	39.2	39.8

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