



FOR SALE

**399 WEST BRIDGE STREET
CATSKILL, NY 12414**

2,564± SF

**RETAIL SITE
AVAILABLE**

ADAM FIELD
Associate Real Estate Broker
+1 518 669 9930
afield@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

FOR SALE

399 West Bridge Street

Catskill, NY 12414



2,564± SF

Property Highlights

Versatile, Multi-Use property. Located at the corner of Route 9W and Route 23A.

- Corner Lot Serviced By Traffic Light
- Renovated in 2015
- Free Standing, Multi Tenanted Building with (2) Store Fronts
- Drive-Thru Can Be Added
- 2nd Story Can Be Added
- Municipal Water & Sewer
- Estimated Real Estate Taxes - \$3,118.38

Demographic	1 Mile	3 Miles	5 Miles
Population	1,554	6,861	11,733
Households	738	3,201	5,529
Average H.H. Income	\$69,087	\$78,256	\$88,002
Daytime Employees	2,008	5,111	6,292
Source:	ESRI		

Traffic Counts	
Route 9W	11,886 AADT
Bridge Street	5,196 AADT
Source:	NYS DOT

FOR SALE

399 West Bridge Street

Catskill, NY 12414

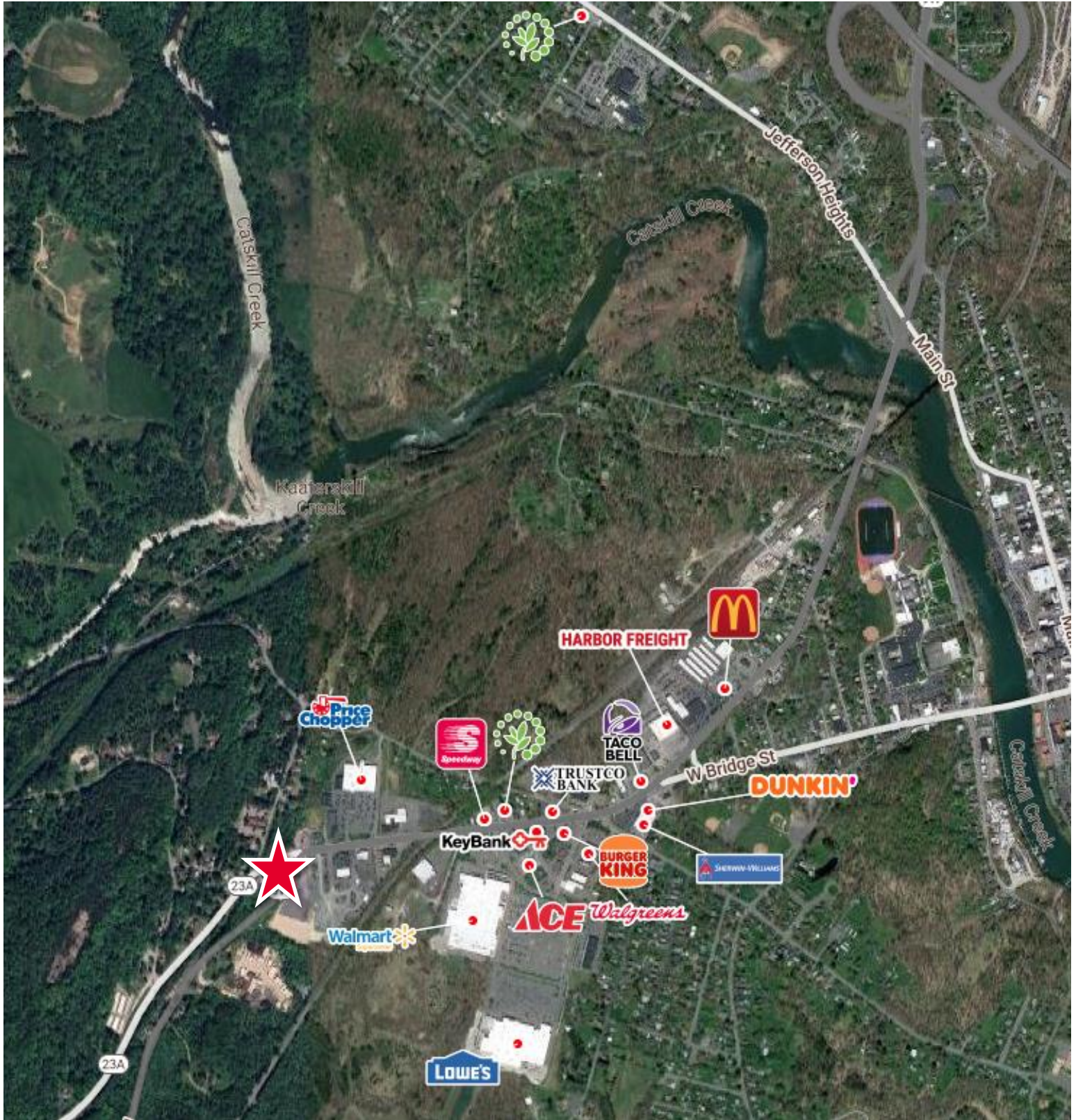


Property Highlights

Address	399 West Bridge Street, Catskill NY	Year Renovated	2015
Year Built	1970	Zoning	Commercial
Total Building SF	2,564± SF	Floor	Concrete
Parking	11 Spaces	Lighting	LED
Construction	Masonry	HVAC	Forced Hot Air
Land Area	0.29± acres	Water & Sewer	Municipal
Clear Height	10'	Roof Type	Shingle
Est. Real Estate Taxes	\$3,118.38	Tax ID#	171.07-2-2

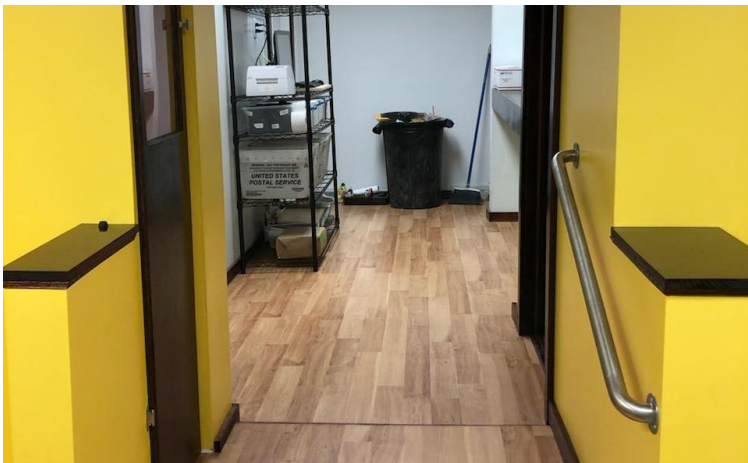
FOR SALE

399 West Bridge Street | Catskill, NY 12414



FOR SALE

399 West Bridge Street | Catskill, NY 12414



FOR SALE

399 West Bridge Street | Catskill, NY 12414



For additional information, please contact:



Adam Field

Associate Real Estate Broker

+1 518 669 9930 (mobile)

afield@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com