

FOR SALE/LEASE

672 Mariaville Rd., Rotterdam, NY 12306



FEATURES:

- ± 3,417 SF of building
- Municipal water, septic system
- 1 acre parcel (approximate)
- Parking for 30 +/- vehicles

ZONING: General Business B2

TAX INFORMATION

- Tax ID #:48.13-2-26.1
- 2023 Property Taxes: \$13,325
- 2022 School Taxes: \$20,510
- 2022 Water/Sewer Tax: \$1,421

PRICE:

- For Sale: \$750,000
- For Lease: \$17.00/sf NNN, Utilities + CAM
- There are deed restrictions - therefore no sale of food or convenience store/gas

FINANCING:

- Owner financing possible - credit qualified
- No application fee/fast easy approval
- Possible leasehold improvement financing

SUPPORT:

- Contractor referrals
- Provide information for regulatory approvals

KYLE J. SCHOONMAKER

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