

FOR SALE — INDUSTRIAL COMPLEX

# 196 MAPLE AVENUE

BETHLEHEM  
NEW YORK 12158



## PROPERTY DETAILS

### FEATURES

Offered for sale is a multiple industrial building complex consisting of eight (8) separate buildings ranging in size from  $\pm 3,500$  SF to  $\pm 20,000$  SF in the Town of Bethlehem's hamlet of Selkirk.

### LOCATION

$\pm 1.2$  miles off NYS Thruway (I-87) Exit 22

### UTILITIES

Municipal water and sewer

### ZONING

RLI - Rural Light Industrial

### PRICE

For Sale at: \$1,500,000



## CONTACT INFORMATION

### DAN DAVITT

Associate Broker

+1 518 452 2700 x135

Dan.Davitt@cbre-albany.com

## ADDITIONAL INFORMATION

Tax ID#: 133.04-1-39

19 Assessment: \$1,200,000

Equalization Rate: 95%

19 General Tax: \$10,934.87

19/20 School Tax: \$25,259.64

Combined Tax: \$36,194.51

- + Eight buildings totaling  $\pm 67,947$  SF:
- + Multi grade door and dock door configurations
- +  $\pm 9.51$  acre site with plenty of yard area
- + Office area, showroom
- + On site generator
- + Ideal for construction company, sales-service, and distribution

Preliminary

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