

1926 CURRY ROAD

Schenectady, NY 12303

FOR SALE | 31 UNIT HOTEL/INN SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,150,000

Lot Size: 0 Acres

Building Size: 22,000 SF

Price / SF: \$97.73

PROPERTY OVERVIEW

Fantastic location for sale in the heart of Rotterdam, New York. The Belvedere Inn is a 31 Unit hotel with frontage on Altamont Ave and Curry Rd. Sale includes the 31 unit hotel and real estate. Please contact the listing broker for more information.



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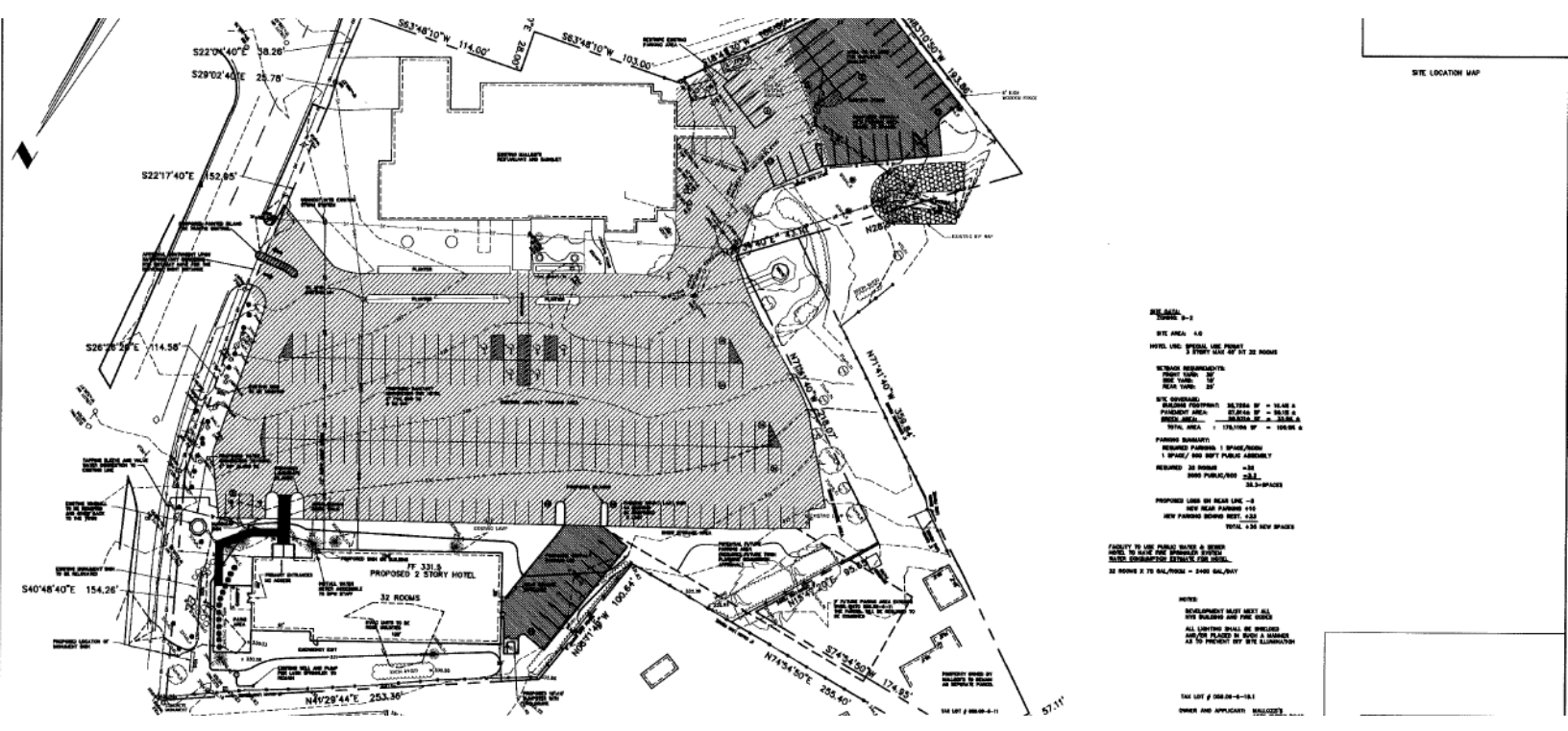
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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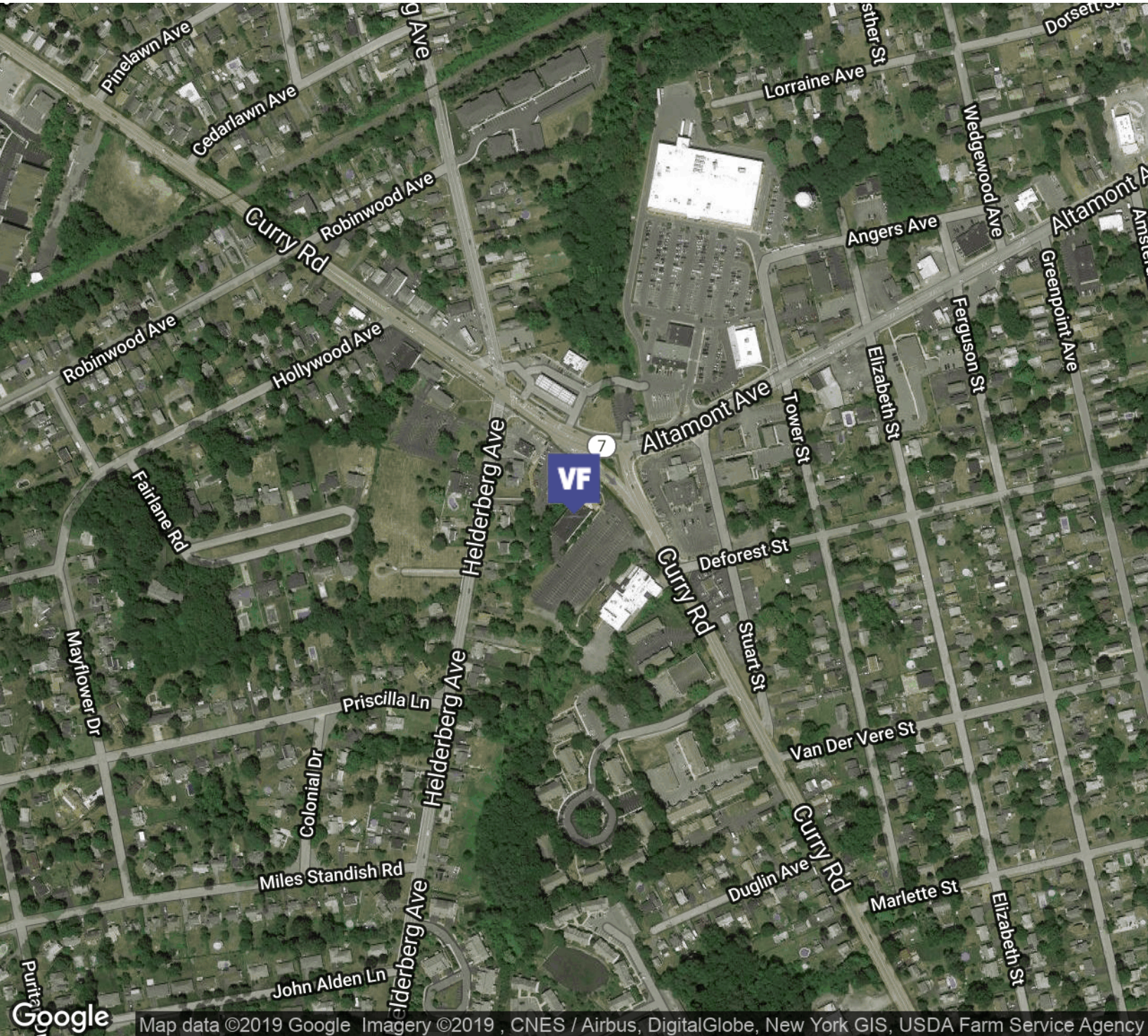


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LOCATION MAPS



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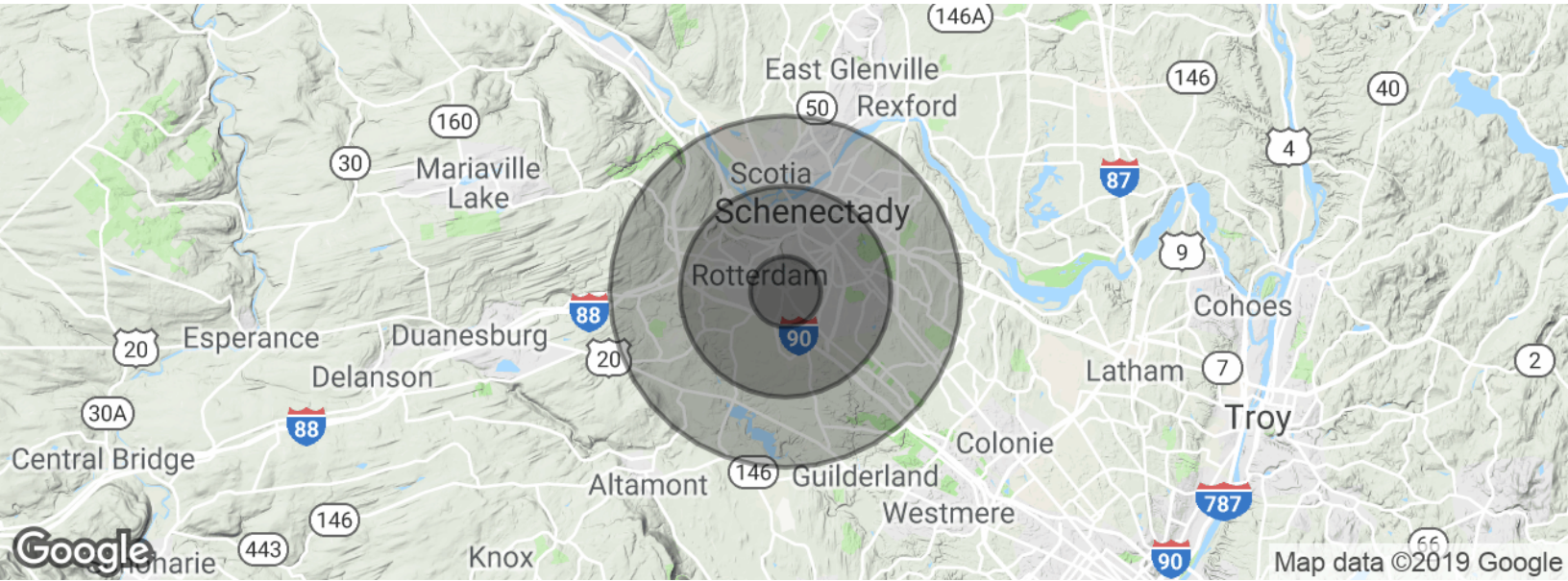
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,719	83,517	160,325
Median age	42.3	38.8	38.5
Median age (Male)	40.4	36.6	36.5
Median age (Female)	44.1	41.0	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,321	31,784	61,616
# of persons per HH	2.5	2.6	2.6
Average HH income	\$63,216	\$54,157	\$60,787
Average house value	\$177,940	\$168,161	\$178,980

* Demographic data derived from 2010 US Census

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