

NEFF ATHLETIC CENTER
1010 5TH Ave.
Troy NY 12180

Site:

1. Neff Center lot 302' x 665' = 4.52 acres corner lot
2. Undeveloped parcel 659' x 665' = 10.78 acres
3. Parking Lot 225' x 130'
4. 1008 5th Ave. two 1/2 story house with lot measuring 63' x 100'
5. Total 16 +/- acres

Structure(s):

Neff Center - 26,000 sf

1. One story, ceiling height up to 30' est.
2. Basketball Court with hard wood floor with bleachers
3. Rubber floor gymnasium activity room with stage
4. Trainers Room
5. Weight Room
6. Two locker rooms with showers
7. Lobby
8. Kitchen
9. Conference Room and 10 private offices
10. Public restrooms
11. Softball field with dugouts and lights
12. Metal and rubber roof
13. City Water and Sewer
14. 400 Amp, 3phase, electric service
15. Gas Hot Air Heat, Central AC with 8 Rooftop units
16. Steel and masonry construction build on a concrete slab
17. Current water heaters for the showers are decommissioned
18. Sprinkler System
19. Property Security System
20. Excellent condition throughout

1008 5th Ave

1. One family
2. 6,312 sf site

3. 1,056 sf building
4. 3+ bedrooms
5. Built 1910
6. Poor condition

Parking:

1. Neff Center (paved) 30 spaces
2. 1017 5th (gravel) approximately 30 – 40 spaces

Zoning:

1000 5th Ave C-5 Conservation

1008 5th Ave. C-5 Conservation

1010 5th Ave. R-3 Multiple Family Residential, Medium Density

1017 5th Ave. R-4 Urban Neighborhood Residential, Medium to High Density

Costs:

Assessments: The property is currently tax exempt. It will be re-assessed upon its sale.

1. Neff Center \$2,440,000
2. 1008 5th \$ 65,000
3. 1017 5th \$ 79,000
4. 1000 5th (land) \$ 131,700

Electric: \$30,000

Gas: \$5,000

Insurance: \$13,623

1. Liability Ins. \$4,503
2. Prop Ins. \$8,670
3. Umbrella Insurance \$450