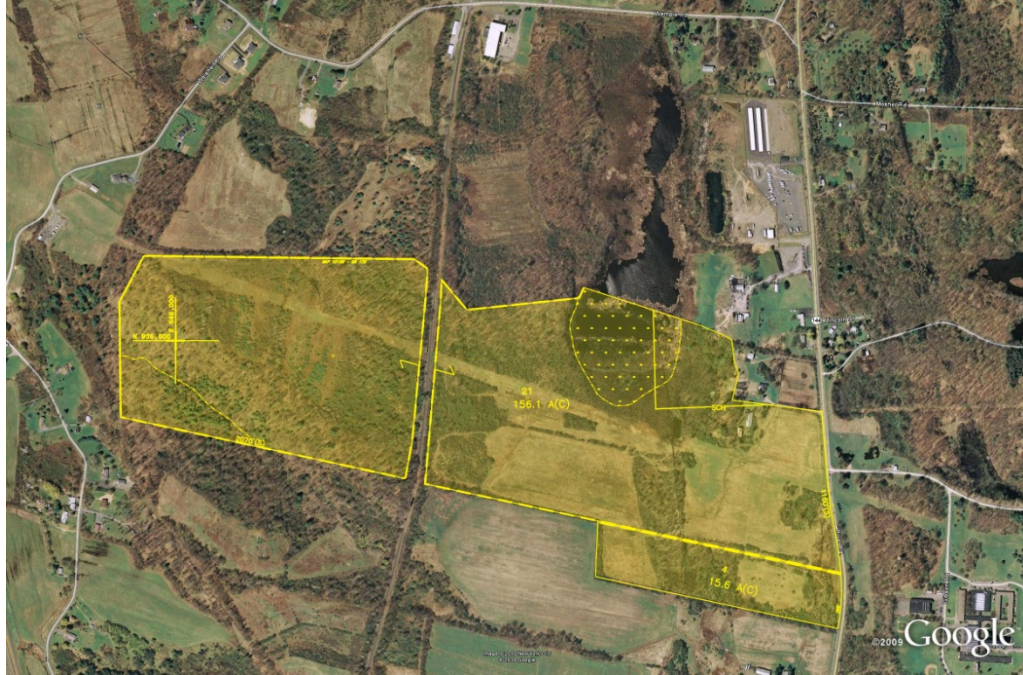


FOR SALE

807 RIVER ROAD

BETHLEHEM, NEW YORK 12077



- DESCRIPTION:** ±171 acres of vacant commercial land in the Town of Bethlehem
- LOCATION:** West side of River Road (Route 144) between Wemple Road and Clapper Road. Glenmont Job Corps Center is across the street. Port of Albany is ±2 miles north
- UTILITIES:** Water on site. Sewer access across the street
- ZONING:** Rural/Mixed Economic Development
- PRICE:** For sale at \$980,000

ADDITIONAL NOTES:

- Development parcel for office or mixed use combination
- Quick access to I-87 at exit 22
- Town of Bethlehem IDA available for local incentives

TAX INFORMATION:

Tax ID#: 110.-2-21; 122.-1-4
11 Gen Tax: \$1,079.17*
10/11 School: \$2,971.76*
Combined Tax: \$4,050.93*
**Combination of 2 parcels*

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Dan Davitt
Associate Broker
518.452.2700 x135
Dan.davitt@cbre-albany.com

Gordon Furlani
Associate Broker
518.452.2700 x109
Gordon.furlani@cbre-albany.com

PRELIMINARY

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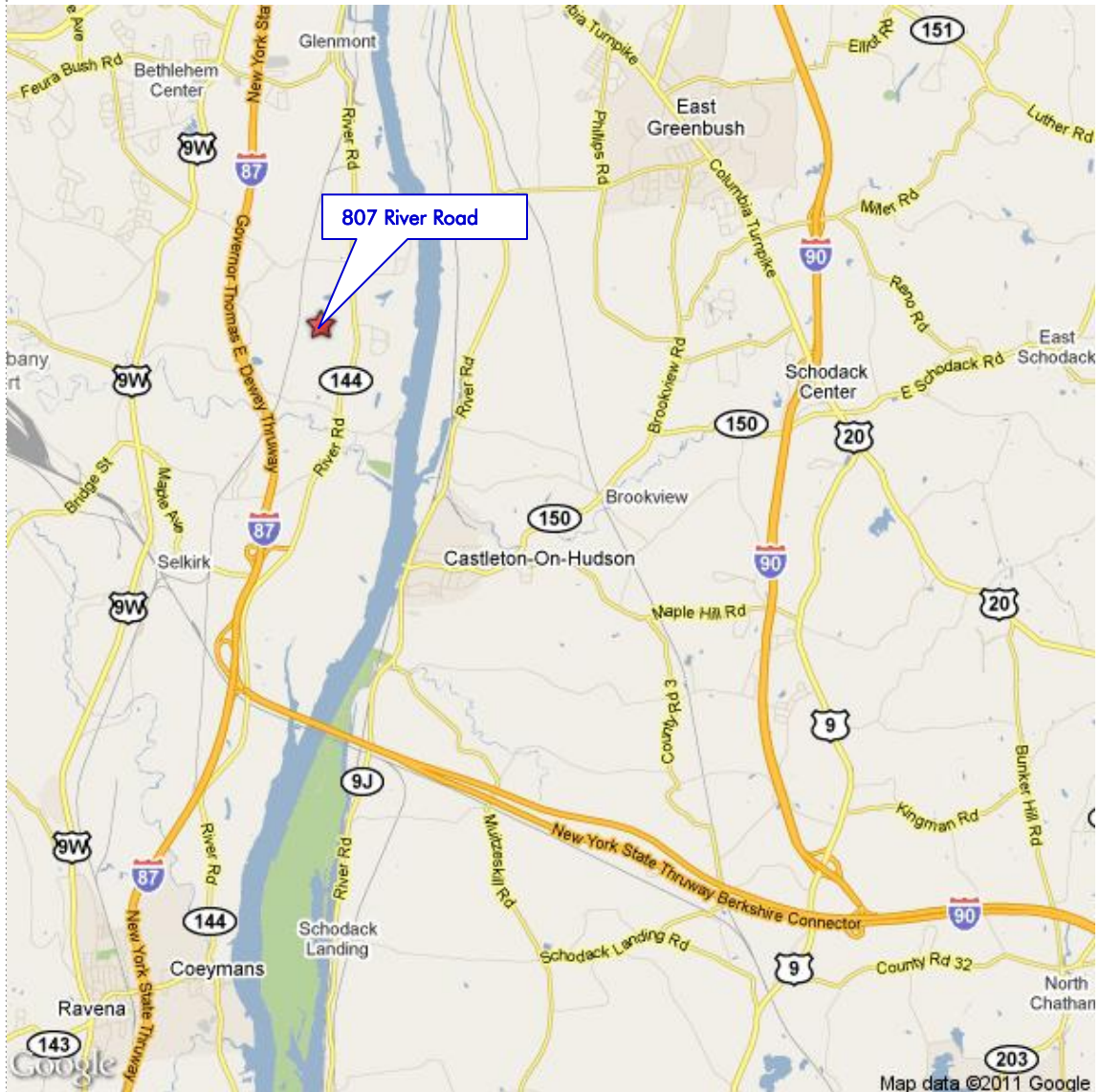
FOR LEASE



807 RIVER ROAD

BETHLEHEM, NEW YORK 12077

LOCATION



**FOR MORE
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