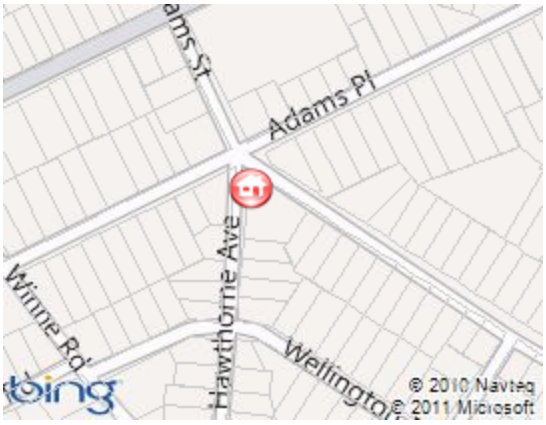
Property Type CI - CIREB Commercial Buyer's Public Report



MLS#:	**201100921**	Status:	**New**	List Price:	**$650,000**
Address:	**90 ADAMS PL**			Offerd Lease/SQFT:	**11.00**
City/Town:	**Delmar**	Village:	Zip: **12054**	Offered Lease/Month:	
		Locale:	**FOUR CORNERS BETHLEHEM**	Offered Lease Terms:	**3-5**
				Map:	**109DD117**

Category:	**Commercial**			Use:	**Office, School Building**		
Zoning:	**CORE**			Restrictions:		Handicap:	**Yes**
Road Frontage:				Lot Size:		Lot SqFt:	
	TOTAL SQFT	**AVAIL SQFT**	**CEILINGS**	Elevators:	**0 /**	Acres:	**0.550000**
Building:	**6850**	**6850**	**10**	At Grade Door:	**/**	Stories:	**1**
Office:		**6850**		Loading Dock:	**/**		
Warehouse		**500**		Sprinklers:	**/**		
Retail:		**0**		RR Siding:	**/**		
				Parking:	**24 / Private**		
Age:	**58**	Construction:	**BLOCK**				
Condition:	**EXCELLENT**	Roof:	**RUBBER**				

Remarks: **OFFICE BUILDING WITH CENTRAL AIR, REPLACEMENT ROOF AND REPAINTING OF EXTERIOR APPROXIMATELY 2 YRS. AGO. PRIVATE PARKING FOR 24 CARS. ZONING APPROVAL REQUIRED FOR NON EDUCATIONAL USES. FOR SALE OR LEASE.**

FINANCING

Owner Finance: **/**
Mortgage:
Assessed Value:

Directions: **ROUTE 85 TO ROUTE 140 - CHERRY AVE TO DELAWARE AVE. TO ADAMS PLACE.**
Business Name: Year Established: Docs Available:

EXPENSES				**TAXES**		**UTILITIES**	
Gas/Oil	**$ /**	Gross Inc:	**$ /**	General:	**$ /**	Heat:	**GAS**
Electric:	**$ /**	Wages:	**$ /**	School:	**$ /**	A/C:	**YES**
Water/Sewer:	**$ /**		**$ /**	Village:	**$ /**	Water:	**PUBLIC**
Repairs/Maint:	**$ /**		**$ /**	Total:	**$TAX / Actual**	Sewer:	**Yes** Volts:
RE Taxes:	**$ /**		**$ /**			Septic:	**No** Amps: **400**
Insurance:	**$ /**		**$ /**				Phase:
Management:	**$ /**			Tenant Pays:	**11/SF +NNN**		

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