

Offering Memorandum

Owner is a licensed Real Estate Broker

11.7 wooded acres with 2,400 +- sq ft metal storage

Overview

We are pleased to present the opportunity to acquire 11.70 +- acres with a 40 x 60 metal storage building in the Upstate NY town of Delanson, NY (Mailing address) Town Of Duanesburg, NY

Property Details

- **Location:** 1070 Galluville Rd., Delanson, New York
- **Building Type:** Steel Quanset
- **Year Built:** 1980s
- **Offering Price:** \$135,900.00

Highlights

- **Driveway & Parking:** Stone base in place for the driveway and parking area
- **Versatile Space:** Approximately 2,400 sq. ft of storage space.
- **Option for acquiring construction equipment & Supplies:** There is an option to obtain the total contents of the building that includes all of the construction equipment you need to start a house flipping/construction business

Financial Information

Asking Price: \$135,900.00

Contact Information

For more information or to schedule a viewing, please contact:

- **Name:** Brian L DiGiuseppe, Broker
- **Phone:** 518-229-6230
- **Email:** briand557@yahoo.com

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\$23,000

Salsburg Rd, Delanson, NY 12053

-- **0** **2.58**
beds baths Acres

Est. refi payment: \$140/mo Refinance your loan

VacantLand

Built in ----

2.58 Acres lot

\$-- Zestimate®

\$--/sqft

\$-- HOA

Home value

Rent Zestimate®

\$1,583/mo



\$23,000

L5.16 Salsburg Road, Delanson, NY 12053

-- **0** **2.58**
beds baths Acres

Est. refi payment: \$140/mo **Refinance your loan**

Unimproved Land

Built in ----

2.58 Acres lot

Zestimate®

\$/sqft

HOA

Home value

Zestimate history [Table view](#)

Home values

Local listing prices

Rent Zestimate

Tax paid

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\$46,000

800 Herrick Road, Delanson, NY 12053

-- **0** **2.3**
beds baths Acres

Est. refi payment: \$281/mo [Refinance your loan](#)

Unimproved Land

Built in ----

2.30 Acres lot

\$-- Zestimate®

\$--/sqft

\$-- HOA

Home value

Zestimate history [Table view](#)

[Home values](#)

[Local listing prices](#)

[Rent Zestimate](#)

[Tax paid](#)

Evaluation For: 1070 Galluville Rd., Delanson, NY 12052

DESCRIPTION	Subject	Comp #1	Adjustment	Comp #2	Adjustment	Comp #3	Adjustment
Address	1070 Gallupville Rd	14 Salsberg Rd.		16 Salsburg Rd		800 Herrick Rd	
City	Delanson, NY 12053	Delanson, NY 12053		Delanson, NY 12053		Delanson, NY 12053	
Proximity To Subject		1 Mi		1.1 Mi		7.9 Mi	
Contract/Sale Date		11/8/2024		10/24/2024		4/4/2025	
Sale Price		\$ 23,000.00	\$ 81,302.33	\$ 23,000.00	\$ 81,302.33	\$ 46,000.00	\$ 188,000.00
Building Square Feet	2400	0	\$ 62,400.00		\$ 62,400.00	0	\$ 62,400.00
Price Per Square Foot	\$ 26.00						
Lot Size (acres)	11.7	2.58		2.58		2.3	
Price Per Acres		\$ 8,914.73		\$ 8,914.73		\$ 20,000.00	
Other 1						Per Acre Adjustment	\$ (25,496.12)
Other 2						Public Water/Sewer	\$ (72,000.00)
			\$ 143,702.33		\$ 143,702.33		\$ 152,903.88

Estimate of Value \$ 143,500.00 4/24/2025

Brian L DiGiuseppe Lic RE Broker
 1738 Tower St
 Schenectady, NY 12303
 518-229-6230

CoreLogic - SwiftEstimator Commercial Estimator - Data Entry Report

General Information

Estimate ID:	Gallup0001	Date Created:	3-18-2025
Property Owner:	Brian L DiGiuseppe	Date Updated:	
Property Address:	1070 Gallupville Rd. Delanson, NY 12053	Date Calculated:	not calculated
Local Multiplier:	1.04	Cost Data As Of:	using report date
Architects Fee:	0%	Report Date:	03-2025
Indicated Values By		Sales Comparison Approach:	\$135,000
Income Approach:	\$180,000		
Estimated Market Value:	\$149,500		

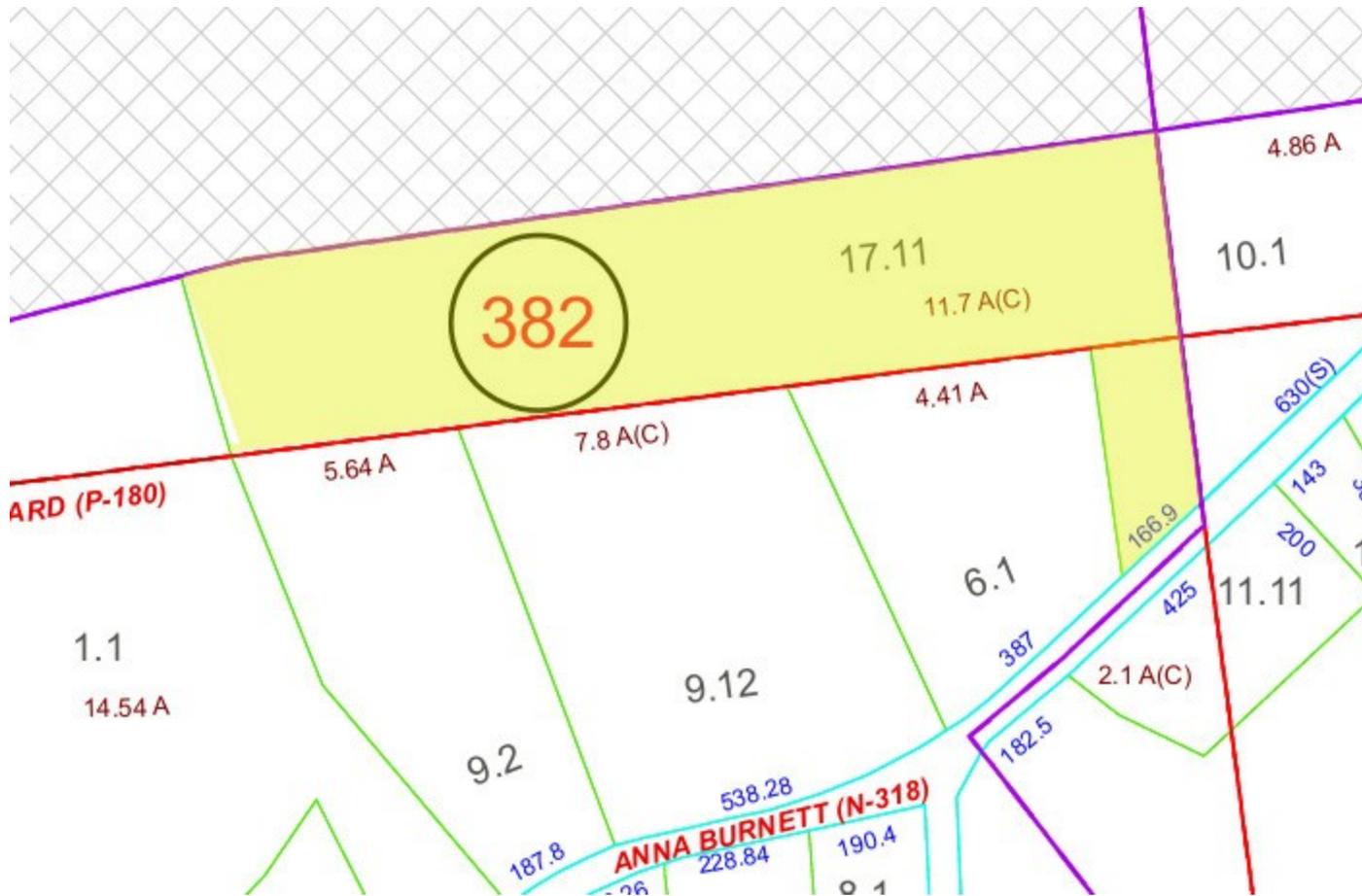
Section 1

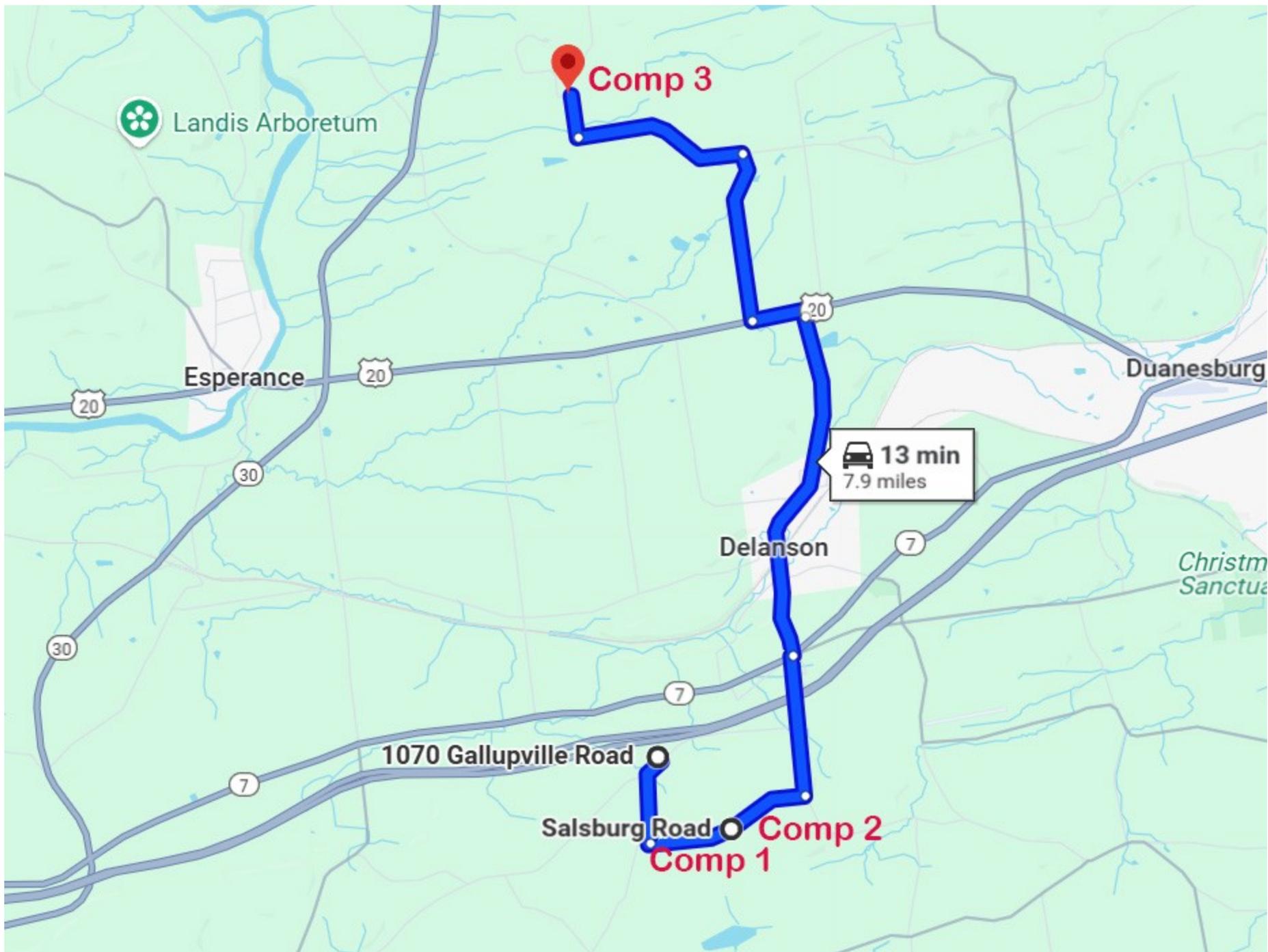
Area	2400	Overall Depreciation %	5
Stories in Section	1	Physical Depreciation %	5
Stories in Building	1	Functional Depreciation %	5
Shape	rectangular	External Depreciation %	0
Perimeter	(auto-calc)		
Effective Age	20		

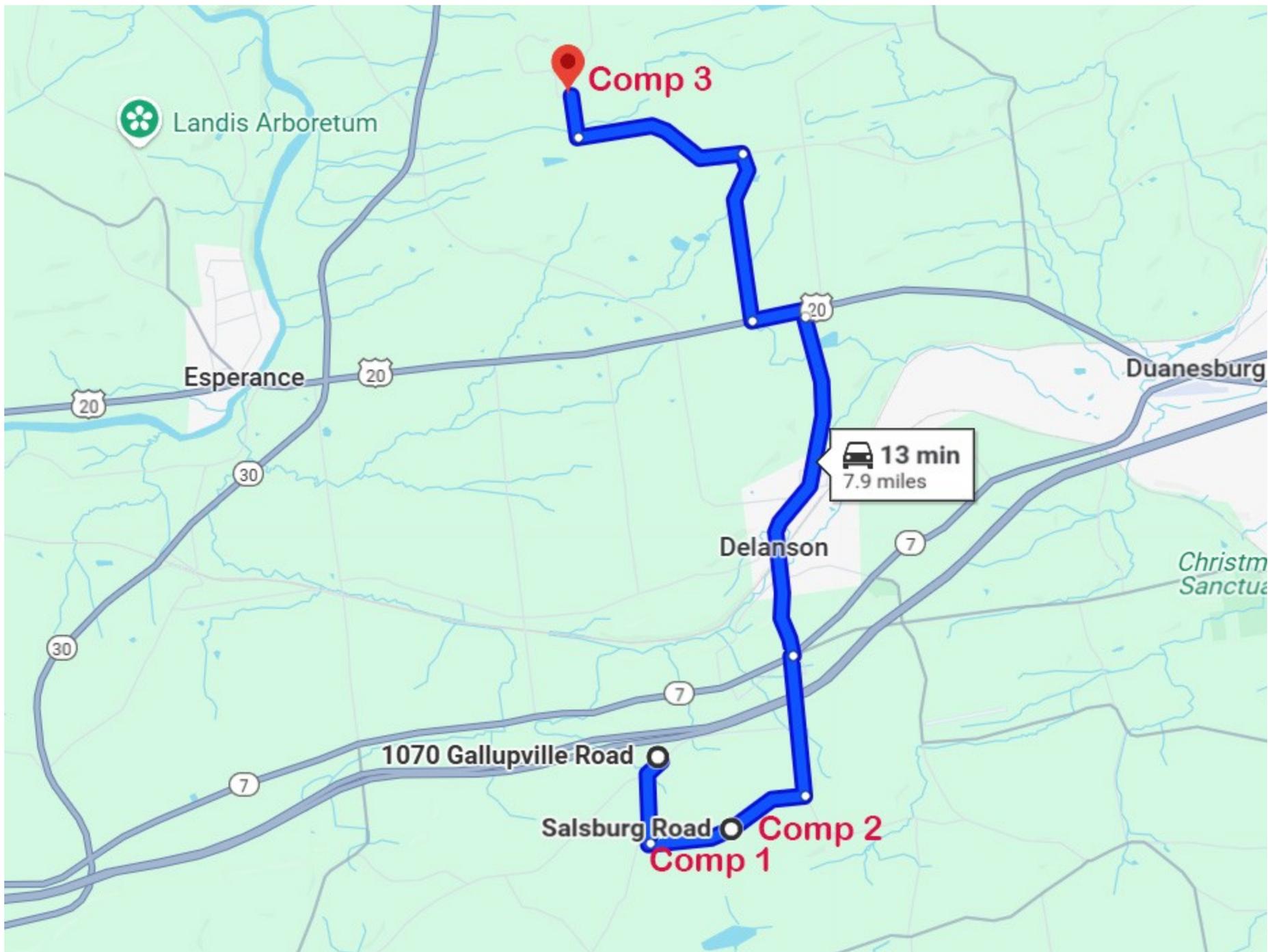
Occupancy Details

Occupancy	%	Class	Height	Quality
326 Storage Garage	100	A	15	2.0
Occupancy Total Percentage	100			









RECONCILIATION / FINAL ESTIMATE OF VALUE

The purpose of this appraisal report has been to estimate the as is market value of the subject property under favorable market conditions. The results of my findings are as follows:

Approach

As Is Condition Income Approach: Estimated Rental Value For The Subject Is \$1,500.00 per month NNN. At a capitalization rate of .10 this would put the property at \$180,000.00.

The Income Approach is considered to be relevant for the given subject property and the fact that it would most likely be purchased by an end user rather than investor sheds light more on the cost approach.

Cost Approach: Consideration Under Circumstances with Vacant land sales would be approximately \$104,200.00

The Cost Approach to Value is considered to be reliable given the cost to reproduce the subject property in its present type of operation. This approach has been applied, and is given weight in the final conclusion to reproduce a structure such as this. The estimate of value for the improvements to this site have been arrived at utilizing SwiftEstimator (CoreLogic), which is an industry accepted evaluation format at approximately \$26.00 PSF for the building in existing condition. \$62,400.00

Sales Comparison Approach: Consideration with Cost Approach for Improvements
The sales comparison approach is for vacant land located in a similarly zoned area for the use that this property is now zoned for and its present use within the Capital Region. The cost approach stated above is for improvements on the real property only. The sales comparison is for vacant land. Both figures are what a buyer would be expected to pay under favorable market conditions.

Giving most consideration to the Comparable Sales Approach with addition of improvements and comparison sales for vacant land, a conclusion of value would be at \$143,500.00

FINAL INDICATED MARKET VALUE

April 24, 2025

Member NYS MLS #52305

Brian L DiGiuseppe Lic. NYS RE Broker

License Number: 35DI0449605