FOR SALE

OPTION TO PURCHASE THE PROPERTY TOGETHER WITH THE JEWELRY BUSINESS AND INVENTORY.



971 ALBANY SHAKER RD.

LATHAM, NY 12110

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

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HIGHLIGHTS

- Approximately 2,786 SF front retail/office building
- Approximately 1,666 SF rear office/residential building
- Approximately 20 on-site parking spaces
- Two-building configuration offering flexibility for future use
- Two purchase options:
  - Acquire the real estate independently
  - Purchase the property together with the jewelry business and inventory

OFFERING INFO

BUILDING SIZE:	±4,452 SF
PARCEL SIZE:	0.42 Acre
SALE PRICE:	$1,075,000
SALE PRICE + JEWELRY BUSINESS AND INVETORY:	$1,700,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	1,335	26,761	105,530
HOUSEHOLDS	454	10,594	43,083
AVERAGE HH INCOME	$171,634	$139,271	$150,107
DAYTIME POPULATION	4,105	39,859	111,730
BUSINESS ESTABLISHMENTS	350	1,571	4,815



AREA RETAILERS:

Walmart SUPERCENTER · The Home Depot · Target · Hannaford · Michaels · Sam's Club · Lowe's · Market 32 by Price Chopper · HomeGoods · Staples

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Turnkey Fine Jewelry Business Opportunity

An Established Capital Region Name Since 1997
An opportunity to own a beautifully renovated fine jewelry store with updated display cases, a distinctive inventory, and a fully equipped, modern repair studio. Founded in 1997 as a woman-owned business, Sondra's Fine Jewelry—now Sondra & Anthony Fine Jewelers, a mother-and-son business—built a respected name serving New York's Capital Region. Originally located at 1624 Union Street in Schenectady before relocating to Latham, the business is known for loose diamonds, gemstones, custom designs, and expert jewelry repairs. Over nearly three decades, the store developed a loyal following through personalized service, a noncommissioned sales team, and a welcoming retail environment. Its longstanding commitment to the community includes supporting more than 60 charities and earning numerous awards.

This turnkey opportunity includes:

- A newly renovated retail space with updated jewelry display cases.
- A unique jewelry inventory.
- An on-site repair studio equipped with a modern laser, polishing machine, steam machine, jeweler's benches, and tools.
- Approximately 2,786 SF front retail/office building
- Approximately 1,666 SF rear office/residential building
- Approximately 20 on-site parking spaces

An appealing opportunity for a jeweler, entrepreneur, or existing operator seeking a thoughtfully equipped store with an established history in the Capital Region.

Contact us for additional information and details on the offering.

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Market Aerial

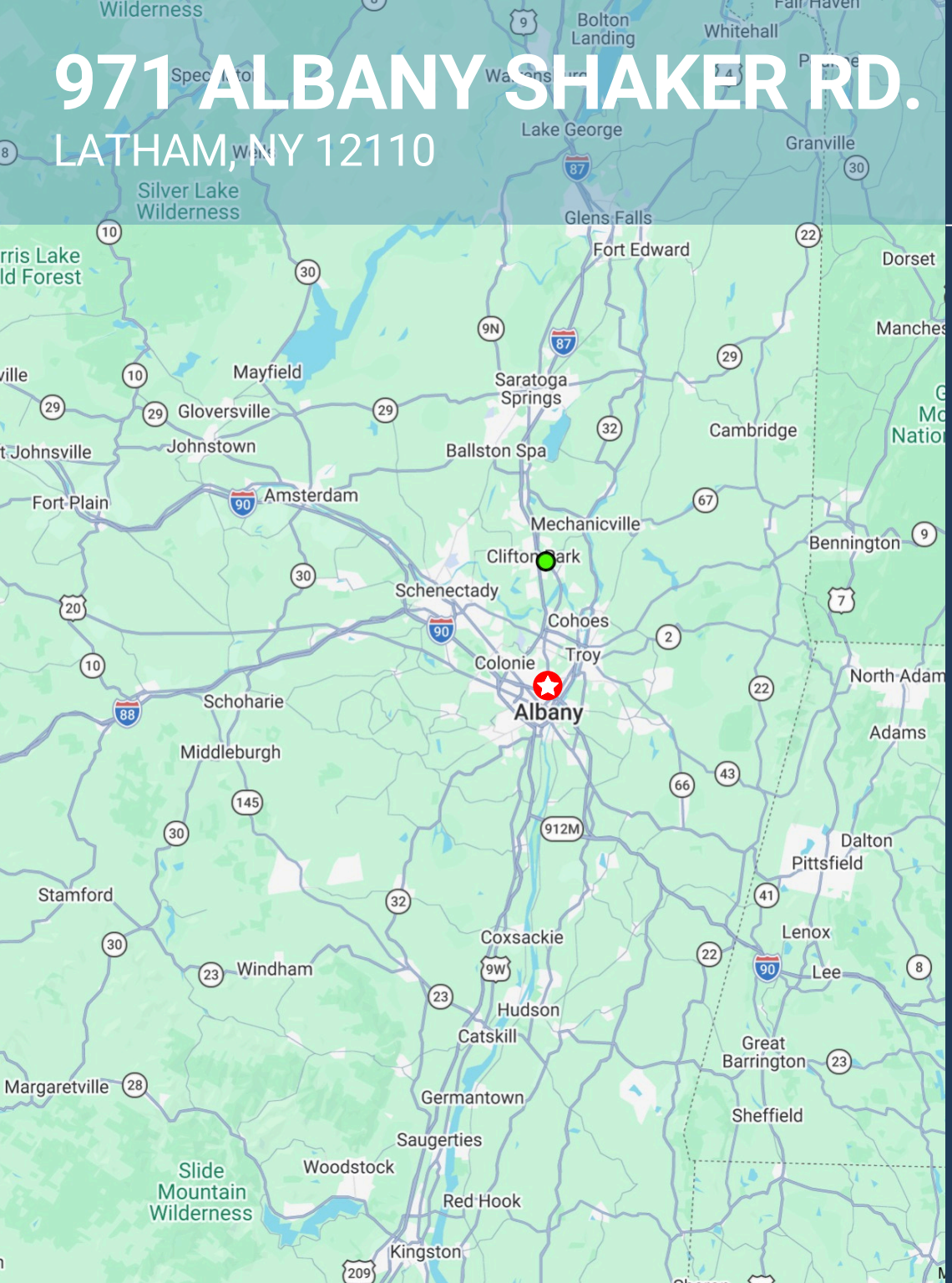


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