



107 PIERCE ROAD, CLIFTON PARK, NY 12065

Deal Size: \$4,050,000 for 79,625 sf or \$51 p/sf

Seller: PVC Associates

Buyer: Redstone (investor)

Deal Summary: In 2018, PVC Associates sold their window manufacturing business to Vinylmax and retained the real estate. The ownership group identified a desire to sell the building in 2021 as the existing lease was reaching expiration. After listing property Culberson produced 3 competing offers within 2 weeks of listing the property. The final selling price was within 95% of the listing price. Culberson was able to successfully negotiate a closing before year end and potential increases associated with income tax law revisions.



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