

**For Lease - 426 Geyser Rd - \$3,000.00/Month or \$1.25/SF/Month  
426 Geyser Rd, Ballston Spa, New York 12020**



**Listing Contact - 1**



**Craig LeClaire  
NYS Licensed Associate Real Estate  
Broker**

621 Columbia St, Cohoes, New York  
12047

Work: 518-785-9000

**Coldwell Banker Commercial Prime  
Properties**



**Description**

Fully remodeled Salon, 20 paved parking spaces, room behind the building for additional parking, comes equipped with 2 massage chairs, 4 tanning booths, 3 massage rooms, 3 cutting stations with hydraulic chairs, Sauna, coin operated automatic dog wash station, laundry, kitchen. All furnishings can remain. Well has been tested and septic cleaned. Property must remain a Spa and utilize the name 'Spa' somewhere in the name, must have all state licenses in place- Triple Net Lease- tenant responsible for taxes, maintaining property, snow removal, utilities, taxes

Basic Information	
Lease Price:	\$1.25
Property Type:	Retail
Property Subtype:	Freestanding Building
Available Space:	2400.0 SF
Total Building:	2,400 SF
Lot Size:	0.46 Acres
REC Listing ID:	COM1043

Details			
Listing Details		Structure Details	
Lot Size:	0.46 Acres	HVAC:	Central
Ceiling Height:	9 Feet	Power Amps:	200
Year Built:		Heat:	Gas
Parking Spaces:	10	Sanitary System:	Septic
Zoning:	Commercial	Water:	Well

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.