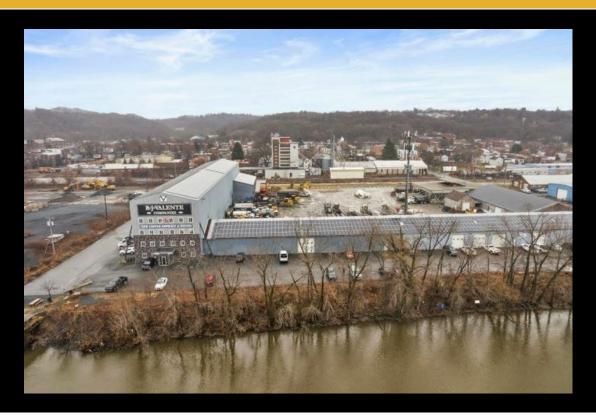
## For Sale - 1 Madison St - \$3,500,000 1 Madison St, Troy, New York 12180



## **Listing Contact - 1**



William Fitzgerald 621 Columbia St, Cohoes, New York 12047 Work: 518-785-9000

Coldwell Banker Commercial Prime Properties



## **Description**

Highly visible industrial property offered for sale. +/- 70,000 SF building with potential rail access and +/- 500 ft of frontage on the Hudson River. Tenants occupy 20,500 SF on a month to month basis, owner vacating remainder of space. 10 overhead doors with ceiling heights varying from 14 ft to 45 ft clear. Approximately 1.5 miles to major highway. Cell tower not included in sale.

Sale Price:	\$3,500,000	
Price/SF:	\$50.00	
Property Type:	Industrial/Warehouse	
Available Space:	70000.0 SF	
Total Building:	70,000 SF	
Lot Size:	4.83 Acres	

COM1058

**REB Listing ID:** 

**Basic Information** 

Details				
Listing Details		Structu	Structure Details	
Lot Size:	4.83 Acres	Overhead Doors:	10	
Ceiling Height:	45 Feet	Power Amps:	200	
Year Built:		Sanitary System:	Sewer	
Parking Spaces:	100	Water:	Public	
Zoning:	WMU			

<sup>\*</sup>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.