

**For Sale - 1705 Broadway - \$680,000**  
**1705 Broadway, Schenectady, New York 12306**



**Listing Contact - 1**



**Ryan Mortka**

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

**Coldwell Banker Commercial  
Prime Properties**



**Listing Contact - 2**



**Leah Witko**

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

**Coldwell Banker Commercial  
Prime Properties**



Description
Listing now includes sale of auto-repair business and real property. Busy year round at a great location. Full service repair shop services brakes, body work, oil changes, tune ups, you name it! Strong client base and reputation make this a strong turn key business ready to make money from day one. Strong location for an auto repair business at this 0.11 acre corner lot.

Basic Information	
Sale Price:	\$680,000
Price/SF:	\$501.85
Property Type:	Investment
Property Subtype:	Business Opportunity
Available Space:	1355.0 SF
Total Building:	1,355 SF
Lot Size:	0.11 Acres
REB Listing ID:	COM1087

Details			
Listing Details		Structure Details	
Lot Size:	0.11 Acres	Overhead Doors:	2
Ceiling Height:	14 Feet	Heat:	Gas
Year Built:		Sanitary System:	Sewer
Parking Spaces:	20	Water:	Public
Zoning:	Commercial		

\*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.