

For Sale - 2437 3rd Ave - \$850,000
2437 3rd Ave, Watervliet, New York 12189



Listing Contact - 1



Karen Wentz

20 Aviation Rd, Albany, New York
12205
Work: 518-458-7000

Hanna Commercial Real Estate



Listing Contact - 2



Jessica Richer

20 Aviation Rd, Albany, New York
12205
Work: 518-458-7000

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Description
12,352 SF Industrial building. Approximately 3,944 SF on main level, (reception area + 8 offices & kitchenette). 744 SF executive office on 2nd floor with full bathroom & storage area. Approximately 8,408 SF of Warehouse Space (20' ceilings), concrete flooring, bathroom ,16'x12' overhead at grade door. 400 Amp electrical service, GHA furnace to offices, suspended space heater in Warehouse. Easy access to I-787.

Basic Information	
Sale Price:	\$850,000
Price/SF:	\$68.81
Property Type:	Mixed Use
Available Space:	12352.0 SF
Total Building:	12,352 SF
Lot Size:	0.4 Acres
REB Listing ID:	COM1111

Details			
Listing Details		Structure Details	
Lot Size:	0.4 Acres	Stories:	1
Ceiling Height:	20 Feet	Overhead Doors:	1
Year Built:		Power Phase:	3
Parking Spaces:	10	Heat:	Gas
Zoning:	MU-2	Sanitary System:	Sewer
		Water:	Public

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