

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



**Listing Contact - 1**



**Karen Wentz**

**NYS Licensed Associate Real Estate Broker**

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

**Hanna Commercial Real Estate**



**Listing Contact - 2**



**Jessica Richer**

**NYS Licensed Associate Real Estate Broker**

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

**Hanna Commercial Real Estate**



### 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
REC Listing ID:	COM1111

### Details

#### Listing Details

Lot Size:	0.4 Acres
Ceiling Height:	20 Feet
Year Built:	
Parking Spaces:	10
Zoning:	MU-2

#### Structure Details

Stories:	1
Overhead Doors:	1
Power Phase:	3
Heat:	Gas
Sanitary System:	Sewer
Water:	Public

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