

**For Lease - 114 Park Ave - \$3,274.00/Month or \$1.00/SF/Month  
114 Park Ave, Mechanicville, New York 12118**



#### **Listing Contact - 1**



**David Skoney**  
**NYS Licensed Real Estate**  
**Salesperson**

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12047  
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**Coldwell Banker Commercial Prime**  
**Properties**



#### **Description**

Discover a prime opportunity to lease a mixed-use commercially zoned building with a new roof, 3 phase power and a full basement. Located at one of the busiest intersections in Mechanicville, roughly 16,000 vehicles pass daily at the corner of Park Avenue and North Central Avenue. This property offers significant potential for business development. Currently configured into two units easily combined into one. Unit one, 1792sf, with frontage on both Park and Central and unit two, 1482sf facing Park Avenue. This space is open and ready, providing a blank canvas for your vision. Seize this exceptional opportunity in a high-visibility location!

Basic Information	
Lease Price:	\$1.00
Property Type:	Mixed Use
Available Space:	3274.0 SF
Total Building:	3,274 SF
Lot Size:	0.1 Acres
REC Listing ID:	COM1151

Details			
Listing Details		Structure Details	
Lot Size:	0.1 Acres	Stories:	1
Ceiling Height:	12 Feet	Power Phase:	3
Year Built:		Roof:	Rubber
Parking Spaces:	0	Sanitary System:	Sewer
Zoning:	Commercial	Water:	Public

\*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.