

For Sale - 114 Park Ave - \$175,000
114 Park Ave, Mechanicville, New York 12118



Listing Contact - 1



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12047

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**Coldwell Banker Commercial
Prime Properties**



Description

Discover a prime opportunity to acquire 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	
Sale Price:	\$175,000
Price/SF:	\$53.45
Property Type:	Mixed Use
Available Space:	3274.0 SF
Total Building:	3,274 SF
Lot Size:	0.1 Acres
REB Listing ID:	COM1152

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

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