

**For Sale - Commercial Sale - \$325,000**  
**1 Old River Rd, Schenectady, New York 12306**



**Listing Contact - 1**



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**Hanna Commercial Real Estate**



**Description**

Confidential listing of a long running, established day care business and real estate. Located in a prime corridor in Schenectady County. This business provides programs for infants, toddlers, preschoolers, as well as afterschool care. Sale includes real estate, all FF&E, and inventory. An ideal opportunity for a turnkey day care business in a strong market. Qualified buyers to sign NDA and provide proof of funds.

Basic Information	
Sale Price:	\$325,000
Price/SF:	\$235.51
Property Type:	Investment
Available Space:	1380.0 SF
Total Building:	1,380 SF
Lot Size:	0.53 Acres
REC Listing ID:	COM1156

Details			
Listing Details		Structure Details	
Lot Size:	0.53 Acres	Power Amps:	200
Ceiling Height:	8 Feet	Heat:	Gas
Year Built:		Sanitary System:	Sewer
Parking Spaces:	9	Water:	Public
Zoning:	B1		

\*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.