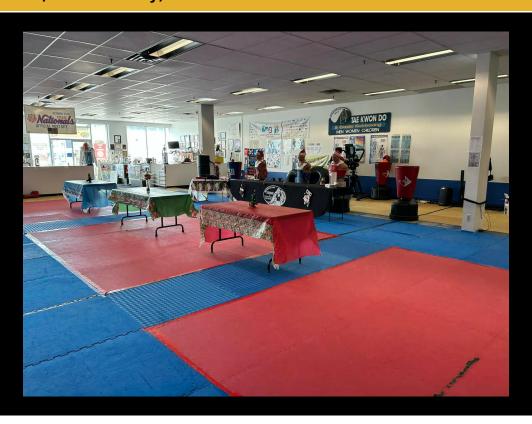
For Lease - 3728 Sf Retail Space At Crosstown Commons Shopping Center 2330 Watt St, Schenectady, Ny - \$7,767.00/Month or \$2.08/SF/Month 2330 Watt Street, Schenectady, New York 12302



## **Listing Contact - 1**



## **Todd Drowlette**

24 Aviation Road, Suite 202, Albany, New York 12205 Work: 518-400-0668 x 702

## TITAN Commercial Realty Group LLC



## **Description**

THIS CENTER HAS FOUR ANCHOR TENANTS: PRICERITE SUPERMARKET, OCEAN STATE JOB LOT, BEST FITNESS, AND HARBOR FREIGHT. OVER 46,000 CARS/DAY PASSING THE SITE. TRAFFIC LIGHT INTERSECTION. LOCATION IS A FORMER COMPUTER REPAIR STORE LOCATED NEXT TO BUFFALO WILD WINGS GO. HUGE DIGITAL BILLBOARD AND PYLON SIGN AT ENTRANCE TO CENTER. SERVICES SCHENECTADY, ROTTERDAM, AND NISKAYUNA. HUGE PARKING LOT.AVAILABLE SPACE: 3,728 SF11,700 SF10, 210 SFTRAFFIC COUNT: 46,259 AADTPARKING: 739 SPACES

Basic Information		
Lease Price:	\$2.08	
Property Type:	Retail	
Property Subtype:	Anchored Shopping Center	
Available Space:	3728.0 SF	
Total Building:	210,149 SF	
Lot Size:	9.0 Acres	
REB Listing ID:	COM1161	

<b>Details</b>				
Listing Details		Structi	Structure Details	
Lot Size:	9.0 Acres	Stories:	1	
Street Frontage:	14.0	Units:	19	
Lot Depth:	90.0 Feet	Loading Docks:	0	
Ceiling Height:	14 Feet	Overhead Doors:	0	
Year Built:		Elevators:	0	
Parking Spaces:	400	HVAC:	Natural Gas	
Zoning:	COMMERCIAL	Power Amps:	200	
Sign on Property:	Yes	Power Phase:	3	
Easements:	Yes	Heat:	Gas	
		Sprinkler:	None	
		Roof:	Rubber	
		Sanitary System:	Sewer	
		Water:	Public	
		Condition:	Very Good	

<sup>\*</sup>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.