

**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

Details			
Listing Details		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

\*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.