

For Sale - 1 Barney Road - \$2,600,000
1 Barney Rd, Clifton Park, Clifton Park, New York 12065



Listing Contact - 1



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12205
Work: 518-458-7000

Hanna Commercial Real Estate



Description

High occupancy (>90%), high cash flow (\$204,000 NOI), 30K SF office building with mix of food services (commercial kitchen), professional and personal services, retail, and traditional small office users. Property has 3.9 acres of the most scenic office settings in the capital district; situated on Murphy Pond, adjacent to Clifton Park Town Park and municipal golf course, all within a residential neighborhood. Recently renovated inside and out. Prepared for the immediate future with five electric chargers. LA TO ACCOMPANY ALL SHOWINGS, CONTACT LISTING AGENT ON COMPENSATION.

Basic Information	
Sale Price:	\$2,600,000
Price/SF:	\$85.77
Property Type:	Investment
Property Subtype:	Office Investment Properties
Available Space:	30312.0 SF
Total Building:	30,312 SF
Lot Size:	3.89 Acres
REB Listing ID:	COM199

Details			
Listing Details		Structure Details	
Lot Size:	3.89 Acres	Stories:	2
Ceiling Height:	9 Feet	Overhead Doors:	4
Year Built:		HVAC:	Central
Parking Spaces:	100	Heat:	Gas
Zoning:	Residential	Roof:	Rubber
		Sanitary System:	Sewer
		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.