

**Pending Lease - Turnkey Salon - \$2,120.00/Month or \$1.67/SF/Month**  
**1475 Balltown Rd, Schenectady, New York 12309**



#### **Listing Contact - 1**



#### **Allan Smith**

596 New Loudon Rd, Schuyler  
Companies, Latham, New York 12110

Work: 5187835871

Mobile: 5189372630

**Schuyler Companies**



#### **Description**

A prominent retail building at the Southwest corner of the intersection of Balltown Rd and Nott St. Near the Coop, new Market 32, Starbucks, CBS6, Hatchet Hardware and the Niskayuna High School. Beautiful turnkey salon with 8 hair stations, fully functioning barber chairs and mirrors at each, built in stations with great amenities like cord pass thrus and hanging stands. 3 Shampoo stations, separate color mixing area, one ADA restroom, merchandise areas, one private treatment room, checkout area, closet for coats, washer, dryer, hot water, kitchenette, fridge microwave and tons of storage! See the [video](#) [tour](#) and [matterport](#) [tour](#). Youtube: <https://youtu.be/HbQMh4HnW00> Matterport: <https://my.matterport.com/show/?m=nRt2S6ZHrr>

Basic Information		Details	
Lease Price:	\$1.67	<b>Listing Details</b>	
Property Type:	Retail	Lot Size:	0.98 Acres
Property Subtype:	Community	Street Frontage:	362.0
Available Space:	1272.0 SF	Lot Depth:	134.0 Feet
Total Building:	5,896 SF	Ceiling Height:	9 Feet
Lot Size:	0.98 Acres	Year Built:	
REB Listing ID:	COM27	Parking Spaces:	42
		Zoning:	C2
		Deed Restrictions:	na
		Tax ID/Parcel Number:	40.18-5-86

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