

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



Listing Contact - 1



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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	
Lease Price:	\$1.67
Property Type:	Retail
Property Subtype:	Community
Available Space:	1272.0 SF
Total Building:	5,896 SF
Lot Size:	0.98 Acres
REB Listing ID:	COM27

Details	
Listing Details	
Lot Size:	0.98 Acres
Street Frontage:	362.0
Lot Depth:	134.0 Feet
Ceiling Height:	9 Feet
Year Built:	
Parking Spaces:	42
Zoning:	C2
Deed Restrictions:	na
Tax ID/Parcel Number:	40.18-5-86

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