

**For Sale OR For Lease - Office With Parking Union Street - \$625,000  
1411 Union Street, Schenectady, New York 12308**



### **Listing Contact - 1**



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**TITAN Commercial Realty Group  
LLC**



### **Description**

THIS IS AN UPGRADED OFFICE BUILDING WITH RARE OFF STREET PARKING ON UPPER UNION STREET IN SCHENECTADY, NEW YORK. THIS BUILDING HAS TWO ENTRANCES FROM THE PARKING LOT AND IS HANDICAP ACCESSIBLE. ATTRACTIVE BRICK FACADE AND COMES WITH MONUMENT SIGNAGE IN FRONT OF THE BUILDING.

| Basic Information |                     |
|-------------------|---------------------|
| Sale Price:       | \$625,000           |
| Lease Price:      | \$0.84              |
| Property Type:    | Office              |
| Property Subtype: | Professional Office |
| Available Space:  | 11450.0 SF          |
| Total Building:   | 11,450 SF           |
| Lot Size:         | 0.6 Acres           |
| REB Listing ID:   | COM29               |

| Details           |            |                   |             |
|-------------------|------------|-------------------|-------------|
| Listing Details   |            | Structure Details |             |
| Lot Size:         | 0.6 Acres  | Stories:          | 4           |
| Street Frontage:  | 40.0       | Units:            | 1           |
| Ceiling Height:   | 10 Feet    | Loading Docks:    | 0           |
| Year Built:       |            | Overhead Doors:   | 0           |
| Parking Spaces:   | 43         | Elevators:        | 1           |
| Zoning:           | Commercial | HVAC:             | Natural Gas |
| Sign on Property: | Yes        | Power Amps:       | 200         |
|                   |            | Power Phase:      | 3           |
|                   |            | Heat:             | Gas         |
|                   |            | Sprinkler:        | Wet         |
|                   |            | Roof:             | Metal       |
|                   |            | Sanitary System:  | Sewer       |
|                   |            | Water:            | Public      |
|                   |            | Condition:        | Excellent   |
|                   |            | Kitchen:          | Yes         |

\*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.