

**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 |                     | Details           |            |                   |             |
|-------------------|---------------------|-------------------|------------|-------------------|-------------|
| Sale Price:       | \$625,000           | Listing Details   |            | Structure Details |             |
| Lease Price:      | \$0.84              | Lot Size:         | 0.6 Acres  | Stories:          | 4           |
| Property Type:    | Office              | Street Frontage:  | 40.0       | Units:            | 1           |
| Property Subtype: | Professional Office | Ceiling Height:   | 10 Feet    | Loading Docks:    | 0           |
| Available Space:  | 11450.0 SF          | Year Built:       |            | Overhead Doors:   | 0           |
| Total Building:   | 11,450 SF           | Parking Spaces:   | 43         | Elevators:        | 1           |
| Lot Size:         | 0.6 Acres           | Zoning:           | Commercial | HVAC:             | Natural Gas |
| REB Listing ID:   | COM29               | 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         |

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