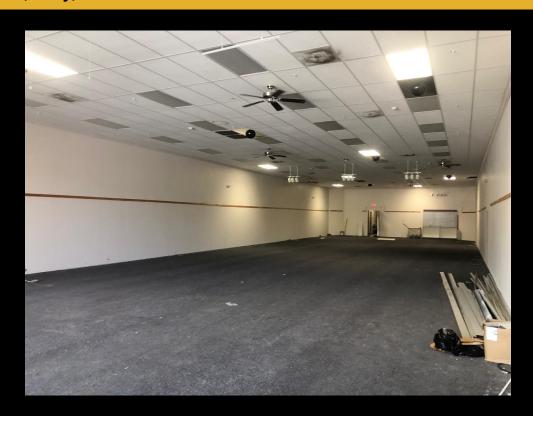
Leased - Hudson River Commons Troy, Ny Is A Great Retail Center - \$11,625.00/Month or \$2.08/SF/Month 120 Hoosick St, Troy, New York 12180



Listing Contact - 1



Todd Drowlette
Managing Director

NYS Licensed Real Estate Broker
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TITAN Commercial Realty Group LLC



Description

HUGE PYLON SIGN WITH FULL INGRESS AND EGRESS IN BOTH DIRECTIONS AT A SIGNALIZED ENTRANCE WITH HIGH TRAFFIC COUNTS OF 28,947 CARS PER DAY. AVAILABLE SPACE: 5,580 SQUARE FEET AND 14,907 SQUARE FEET. PARKING: 300+ SPACES. CO-TENANTS: BIG LOTS, FAMILY DOLLAR, FRIENDLY'S, SONIC, STARBUCKS, RAINBOW APPAREL, LITTLE CAESARS, BOWLED,SOCIAL SECURITY ADMINISTRATION, BUFFALO WILD WINGS GO, AND MANY MORE. ASKING: \$25.00 PSF NNN. NNN'S: APPROXIMATELY \$4.50 PSF. THIS CENTER HAS HIGH POPULATION DENSITY AND SERVICES RPI TWO BLOCKS AWAY AS WELL AS A MAJOR HOSPITAL AS TWO LARGE EMPLOYERS WITHIN WALKING DISTANCE.

Basic Inf	formation
Lease Price:	\$2.08
Property Type:	Retail
Property Subtype:	Anchored Shopping Center
Available Space:	5580.0 SF
Total Building:	180,000 SF
Lot Size:	9.0 Acres
REC Listing ID:	COM61

Details				
Listing Details		Struct	Structure Details	
Lot Size:	9.0 Acres	Stories:	1	
Street Frontage:	400.0	Units:	18	
Lot Depth:	300.0 Feet	Loading Docks:	0	
Ceiling Height:	14 Feet	Overhead Doors:	1	
Year Built:		Elevators:	0	
Parking Spaces:	300	HVAC:	Natural Gas	
Zoning:	COMMERCIAL	Power Amps:	200	
Sign on Property:	Yes	Power Phase:	3	
		Heat:	Gas	
		Sprinkler:	Wet	
		Roof:	Rubber	
		Sanitary System:	Sewer	
		Water:	Public	
		Condition:	Excellent	

^{*}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.