

**For Lease - High Visibility Retail Plaza Servicing Latham And Watervliet Ny 356 Troy
Schenectady Rd - \$4,516.63/Month or \$2.29/SF/Month
356 Troy Schenectady Road, Albany, New York 12210**



Listing Contact - 1



Todd Drowlette

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Work: 518-400-0668 x 702

**TITAN Commercial Realty Group
LLC**



Description

GORGEOUS SPACE - RECENTLY RENOVATED AND OFFERS A VERSATILE CANVAS FOR YOUR BUSINESS VISION. IDEAL FOR A RETAIL STORE, BOUTIQUE, OR SERVICE-ORIENTED ESTABLISHMENT. DON'T MISS THE CHANCE TO ESTABLISH YOUR BRAND IN THIS PRIME LOCATION, WHERE EVERY SQUARE FOOT IS A TESTAMENT TO THE LIMITLESS POSSIBILITIES THAT AWAIT YOUR BUSINESS. AVAILABLE SPACE: ~ 1,975 SQUARE FEET. PARKING: ~82 SPACES. CO-TENANTS: DCI (DIALYSIS CLINIC), EDWARD JONES, ONE MAIN FINANCIAL AND HERTZ CAR RENTAL. ASKING: \$20.00 PSF NNN BASE \$3,291.67 PER MONTH PLUS NNN OF \$1,254.13 PER MONTH = \$4,545.80 PER MONTH PLUS UTILITIES. NNN'S: \$7.62 PSF.

Basic Information		Details			
Lease Price:	\$2.29	Listing Details		Structure Details	
Property Type:	Retail	Lot Size:	2.0 Acres	Stories:	1
Property Subtype:	Unanchored Shopping Center	Street Frontage:	240.0	Units:	6
Available Space:	1975.0 SF	Ceiling Height:	12 Feet	Loading Docks:	0
Total Building:	20,000 SF	Year Built:		Overhead Doors:	0
Lot Size:	2.0 Acres	Parking Spaces:	82	Elevators:	0
REB Listing ID:	COM7	Zoning:	COR	HVAC:	Natural Gas
		Sign on Property:	Yes	Power Amps:	200
				Power Phase:	3
				Heat:	Gas
				Sprinkler:	Wet
				Roof:	Rubber
				Sanitary System:	Sewer
				Water:	Public

*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.