

**Pending 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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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	
Lease Price:	\$2.29
Property Type:	Retail
Property Subtype:	Unanchored Shopping Center
Available Space:	1975.0 SF
Total Building:	20,000 SF
Lot Size:	2.0 Acres
REC Listing ID:	COM7

Details			
Listing Details		Structure Details	
Lot Size:	2.0 Acres	Stories:	1
Street Frontage:	240.0	Units:	6
Ceiling Height:	12 Feet	Loading Docks:	0
Year Built:		Overhead Doors:	0
Parking Spaces:	82	Elevators:	0
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.