

For Sale - 59 Vandenburg Ave - \$535,000
58 Vandenburg Ave, Troy, New York 12180



Listing Contact - 1



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**Cushman & Wakefield/Pyramid
Brokerage Company**



Description

Freestanding Dunkin'; corner located at the signalized intersection of Vandenburg Avenue and Morrison Avenue. Approximately 1,714 SF situated on a 0.40-acre parcel. Located near Hudson Valley Community College and LaSalle Institute. To be delivered vacant in Q1 of 2023. • 1,714± SF Freestanding Dunkin'; Donuts with single lane drive-thru• 0.40± acre corner parcel at signalized intersection• Access from Vandenburg Avenue and Morrison Avenue• To be delivered vacant with date to be determinedCushman & Wakefield | Pyramid Brokerage Company Copyright 2024. 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 c...

Basic Information	
Sale Price:	\$535,000
Price/SF:	\$312.14
Property Type:	Retail
Property Subtype:	Fast Food with Drive Thru
Available Space:	1714.0 SF
Total Building:	1,714 SF
Lot Size:	0.4 Acres
REB Listing ID:	COM708

Details			
Listing Details		Structure Details	
Lot Size:	0.4 Acres	Stories:	1
Street Frontage:	156.0	Sanitary System:	Sewer
Year Built:		Water:	Public
Parking Spaces:	12		
Zoning:	B-2 , Community Commercial		

*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.