

**For Lease - High Visibility Office Building At 1074 Troy Schenectady Rd, Latham, New York - \$2,250.00/Month or \$1.91/SF/Month
1074 Troy Schenectady Rd, Latham, New York 12110**



Listing Contact - 1



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**TITAN Commercial Realty Group
LLC**



Description

LOCATED ON HEAVILY TRAVELED TROY-SCHENECTADY ROAD (ROUTE 7) DIRECTLY ACROSS FROM KEELER CAR DEALERSHIP APPROXIMATELY ONE MILE FROM EXIT 6 OF I-87 THIS SITE OFFERS STRONG DEMOGRAPHICS AND OVER 40,000 CARS PER DAY BEAUTIFUL OUTSIDE PATIO AND DECK ON REAR OF OFFICE ONE CAR GARAGE PLUS ~600 ADDITIONAL SQUARE FEET OF FINISHED BASEMENT NOT INCLUDED IN THE SQUARE FOOTAGE BELOW GUCCIARDO REAL ESTATE SIGN TO REMAIN. AVAILABLE SPACE: ~1,180 SF TRAFFIC COUNT: 40,033 AADT PARKING: ~10 SPACES ZONING: COR (COMMERCIAL OFFICE RESIDENTIAL) ASKING: \$2,250.00 PER MONTH PLUS UTILITIES

Basic Information	
Lease Price:	\$1.91
Property Type:	Office
Property Subtype:	Office/Retail
Available Space:	1180.0 SF
Total Building:	1,180 SF
REB Listing ID:	COM757

Details			
Listing Details		Structure Details	
Zoning:	COR	Stories:	1
		Units:	1
		Condition:	Excellent
		Kitchen:	Yes

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