

**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**



**Todd Drowlette**

24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668 x 702

**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 AADTPARKING: ~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			
<b>Listing Details</b>		<b>Structure Details</b>	
Zoning:	COR	Stories:	1
		Units:	1
		Condition:	Excellent
		Kitchen:	Yes

\*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.