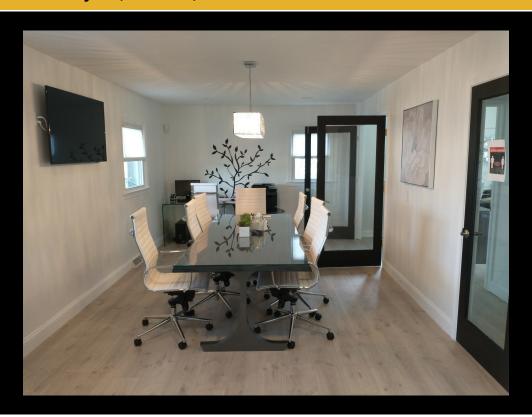
For Lease - High Visibility Office Building At 1074 Troy Schenectady Rd, Latham, New York - \$2,250.00/Month or \$1.91/SF/Month 1074 Troy Schenectady Rd, Latham, New York 12110



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 DEALERSHIPAPPROXIMATELY ONE MILE FROM EXIT 6 OF I-87THIS SITE OFFERS STRONG DEMOGRAPHICS AND OVER 40,000 CARS PER DAYBEAUTIFUL OUTSIDE PATIO AND DECK ON REAR OF OFFICEONE CAR GARAGE PLUS ~600 ADDITIONAL SQUARE FEET OF FINISHED BASEMENT NOT INCLUDED IN THE SQUARE FOOTAGE BELOWGUCCIARDO REAL ESTATE SIGN TO REMAIN.AVAILABLE SPACE: ~1,180 SFTRAFFIC COUNT: 40,033 AADTPARKING: ~10 SPACESZONING: COR (COMMERCIAL OFFICE RESIDENTIAL)ASKING: \$2,250.00 PER MONTH PLUS UTILITIES

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	

Basic Information

Details				
	Listing Details	Struc	Structure Details	
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.