TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:

1074 TROY-SCHENECTADY ROAD LATHAM, NEW YORK ALBANY COUNTY

WELL- MAINTAINED OFFICE BUILDING. EXCELLENT, HIGH-VISIBILITY
LATHAM LOCATION.



TITAN COMMERCIAL REALTY GROUP LLC

QUICK FACTS

- 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

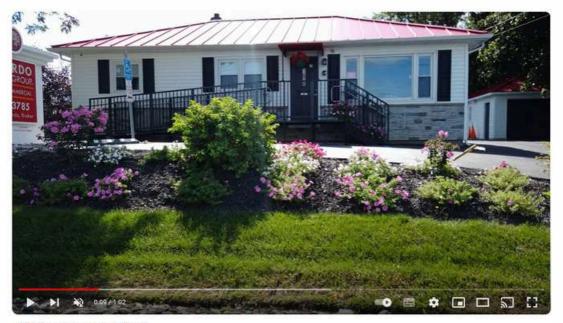


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	2,537	29,806	111,475	525,741
AVERAGE HH INCOME	\$141,018	\$104,955	\$94,183	\$81,145
MEDIAN AGE	44.5	42.2	41.5	37.9
TOTAL BUSINESSES	219	2,604	5,994	25,341
TOTAL EMPLOYEES	4,182	40,621	96,941	399,669
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VIDEO TOUR



1074 Troy Schenectady Road









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HELPING BUILD EMPIRES TOROWLETTE@TITANCOMMERCIALREALTYGROUP.COM ONE DEAL AT A TIME

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NYS LICENSED REAL ESTATE BROKER

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CONTACT INFORMATION

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