

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.



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



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

VIDEO TOUR



1074 Troy Schenectady Road









TITAN COMMERCIAL REALTY GROUP LLC
 24 AVIATION RD, ALBANY, NY, 12205
 518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
 ONE DEAL AT A TIME

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CONTACT INFORMATION

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