

**For Sale - 2093 Western Ave. - \$839,000**  
**2093 Western Ave, Guilderland, New York 12084**



#### **Listing Contact - 1**



**Mitchell Grossman**  
**Associate Broker**

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#### **Description**

This two story office building is centrally located on Western Avenue, moments from the Route 155 intersection. The location offers high traffic (40,000+/day), high visibility, and plenty of dedicated parking (40+) for your staff, clients, and customers. The building is presently fit up and occupied as a high-end hair salon and spa on the first floor w/ separately leased offices below. The building can easily be converted to a full professional office use and can be delivered partially or fully vacant, depending on the needs of an owner/occupant. Great for doctors, dentists, accounting firms, law firms, or any other professional use.

Basic Information	
Sale Price:	\$839,000
Price/SF:	\$136.56
Property Type:	Office
Property Subtype:	Professional Office
Available Space:	6144.0 SF
Lot Size:	3.8 Acres
REC Listing ID:	COM830

Details	
<b>Listing Details</b>	
Lot Size:	3.8 Acres
Parking Spaces:	40

\*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.