

**For Lease - Retail Space In Green Island, New York Only Shopping Center At 20 Lower Hudson Ave - \$3,375.00/Month or \$2.50/SF/Month  
20 Lower Hudson Ave, Troy, New York 12183**



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



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**TITAN Commercial Realty Group  
LLC**



#### **Description**

JUST ACROSS THE BRIDGE FROM TROY, NEW YORK. PRIME LOCATION TO SERVICE CUSTOMERS IN GREEN ISLAND, WATERVLIET, TROY, AND OTHER SURROUNDING COMMUNITIES. EXCELLENT STREET VISIBILITY, PYLON SIGNAGE, AND AMPLE PARKING. CO-TENANTS: ST. PETER'S HEALTH PARTNERS, MR. SUBB, OTB, K&M UNIFORM, IMAGES NAIL SALON, VIBES TANNING SALON, ISLAND LAUNDROMAT, DUNKIN, AND A MEXICAN RESTAURANT. PARKING: 110+ SPACES. AVAILABLE SPACE: 1,350 SQUARE FOOT FORMER AUDIOLOGIST AND 1,350 SQUARE FOOT RETAIL THAT CAN BE COMBINED FOR 2,700 SQUARE FEET. ASKING: \$30.00 PSF NNN. NNN'S: \$3.47 PSF (TAXES \$2.76 PSF, CAM/INS. \$0.71PSF). TRAFFIC COUNT: 11,551 CARS/DAY.

| Basic Information |                 |
|-------------------|-----------------|
| Lease Price:      | \$2.50          |
| Property Type:    | Retail          |
| Property Subtype: | Shopping Center |
| Available Space:  | 1350.0 SF       |
| Total Building:   | 30,000 SF       |
| Lot Size:         | 4.0 Acres       |
| REB Listing ID:   | COM9            |

| Details           |            |                   |             |
|-------------------|------------|-------------------|-------------|
| Listing Details   |            | Structure Details |             |
| Lot Size:         | 4.0 Acres  | Stories:          | 1           |
| Street Frontage:  | 120.0      | Units:            | 11          |
| Ceiling Height:   | 12 Feet    | Loading Docks:    | 0           |
| Year Built:       |            | Overhead Doors:   | 0           |
| Parking Spaces:   | 100        | Elevators:        | 0           |
| Zoning:           | COMMERCIAL | HVAC:             | Natural Gas |
| Sign on Property: | Yes        | Power Amps:       | 200         |
|                   |            | Power Phase:      | 3           |
|                   |            | Heat:             | Gas         |
|                   |            | Sprinkler:        | None        |
|                   |            | Roof:             | Rubber      |
|                   |            | Sanitary System:  | Sewer       |
|                   |            | Water:            | Public      |
|                   |            | Condition:        | Excellent   |

\*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.