

**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



Todd Drowlette
Managing Director

NYS Licensed Real Estate Broker
24 Aviation Road, Suite 202, Albany,
New York 12205
Work: 518-400-0668 x 702

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
REC 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.