

**For Lease - 2000 Sf Retail Space For Lease In Troy, Ny 7 Northern Dr -  
\$2,500.00/Month or \$1.25/SF/Month  
7 Northern Dr, Troy, New York 12182**



### Listing Contact - 1



#### **Brandon Bellamy**

24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668  
Mobile: 518-400-0668

**TITAN Commercial Realty Group  
LLC**



### Description

Prime Location: High visibility on Northern Drive, connecting North Troy and Brunswick. Strong Anchors: Foot traffic driven by Dollar Tree and Family Dollar. Turnkey Space: 1,000-2,000 sq ft ready for immediate occupancy. Diverse Co-Tenants: Includes liquor store, beer warehouse, laundromat, and restaurant. Ample Parking: 300 spaces with easy access. Large Pylon signage directly on Northern Drive. High Population Density: Serves ~30,000 residents in nearby neighborhoods. Flexible Space: Customizable retail options from 1,000 to 2,000 sq ft. Asking: \$2,500.00 Gross Monthly

| Basic Information |                          |
|-------------------|--------------------------|
| Lease Price:      | \$1.25                   |
| Property Type:    | Retail                   |
| Property Subtype: | Anchored Shopping Center |
| Available Space:  | 2000.0 SF                |
| REB Listing ID:   | COM969                   |

| Details                |            |                          |           |
|------------------------|------------|--------------------------|-----------|
| <b>Listing Details</b> |            | <b>Structure Details</b> |           |
| Zoning:                | Commercial | Stories:                 | 1         |
|                        |            | Units:                   | 7         |
|                        |            | 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.