

FOR SALE

~~\$248,500~~ **REDUCED \$239,000**

2,000 sf office

Zoned PPB personal professional district

44 Troy Road, East Greenbush, NY



MEMBER OF:



1828 WESTERN AVE., ALBANY, NY 12203
www.ikonrealtygroup.com

EXCLUSIVE LEASING
CONTACT

Patricia W. Haines
NYS Licensed Associate Real Estate Broker
phaines@ikonrealtygroup.com
(518)456-5440 ext. 15

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SITE INFORMATION

Professional office or personal services building conveniently located one mile south of I-90 Exit 9 along the busy Rt 4 corridor. Move in ready. Total gut and energy efficient renovation 2016 including all new mechanicals, HVAC systems, LED lighting rated 55K hours, Luxury Vinyl Tile throughout first floor, solid core doors.

Bright well designed neutral interior finishes with an abundance of natural light.

First floor street level access from circular driveway has private offices, open areas, kitchenette.

Grade level open workspace accessed from rear parking lot also has storage area with grade level 8' x 7' door.

Parking in rear lot currently 6 spaces. Land available to add parking.

Zoned PPD Personal Professional District.

Well suited for any business office or personal service seeking a location in the growing East Greenbush/North Greenbush/Rensselaer market.

Traffic Count: 15,314 AADT 2015

Lot Size: .88 ac. lot with 100' frontage

Offered at \$248,500-
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