



Pyramid Brokerage
Company

FOR SALE

602-606 State Street
Schenectady, NY 12305



For more information, contact:

Michael S. Del Vecchio

Associate Real Estate Broker

+1 518 727 4731

[mdelvecchio@pyramidbrokerage.com](mailto:m delvecchio@pyramidbrokerage.com)

Megan J. Malone

Associate Real Estate Broker

+1 518 522 5327

mmalone@pyramidbrokerage.com

40 British American Boulevard

Suite 2A

Latham, NY 12110

+1 518 489 9199 (phone)

+1 518 489 3492 (fax)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other 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.

pyramidbrokerage.com

Property Highlights:

- 16,400± SF
- 0.24± acres
- 8± parking spaces
- Gas heat & municipal water

Mixed use building with 24 apartments and 2 commercial spaces.

Located in Downtown Schenectady in area that has seen a significant redevelopment that includes office, hotel, retail and restaurants.

Units have hardwood floors and individual heating units. Well maintained.

9% cap rate based on Net Operating Income / 17% if cash on cash. Financial information available upon request.



Approximate plot lines, subject to survey verification

Demographics			
Radius	Population	Households	Median Household Income
1 mile	22,531	8,454	\$29,630
3 miles	105,053	42,677	\$50,792
5 miles	147,5198,44	59,464	\$58,439

FOR SALE
602-606 State Street
Schenectady, NY 12305

