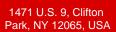
# 1471 U.S. 9, CLIFTON PARK, NY 12065, USA

http://naiplatform.com







Suite has 2 offices, kitchenette and large reception area. Convenient So. Saratoga County location. Retail shops and services on the 1st floor provide quick access to lunch and services for your staff & clients. Reasonable rent combined with local ownership and management make this a location to put on your "To See" list. Excellent existing tenant mix. LBO to be present at all showings.

- Commercial
- For Lease
- Active







#### PROPERTY OVERVIEW

MLS #: 201900559

Type: Commercial

Status: Active

Zoning: C-1

**Building Total SqFt:** 20000 **# of Parking Spaces:** 125

Parking: Private

Road Frontage: 297

Sign: Yes

#### PROPERTY DETAILS

Lot size: 148540 acres

**Acres:** 3.41

Air Conditioning: Central

Heat System: GFHA

Water: Municipal

Elevator #: 1

Elevator Desc: Passenger

## **BUILDING INFORMATION**

Total Available SqFt: 785
Office Available SqFt: 785
Office Ceiling Height: 8

Floors: 2

Construction: Frame





Age: 31
Septic: No
Sewer: Yes

#### LISTING COURTESY OF:

Office Name: NAI Platform

Office Phone Number: 518-465-1400

## **PRICING INFO**

**Price:** \$ 1.00

Offered Lease/Month: \$ 1,100.00 Offered Lease Terms: 3+ years

Tenant Pays: Interior Janitorial & 2% Annual Increases



