

$850,000

120 DEFREEST DRIVE, TROY, NY

https://naiplatform.com



Deanna Dal Pos

Basics

MLS Number: 202600976

Address: 120 Defreest Drive, Troy, NY

Listing Category: Office

Listing Type: For Sale

Zoning: TP

Stories: 2

Ceiling Height: 9

Parking Spaces: 40

Available SF: 11,800

Available Office SF: 11,800

Year built: 1986

Directions: Located in the Rensselaer Technology Park: US-4 to Jordan Rd in North Greenbush follow Jordan Rd take left onto Defreest Dr. Building is on the left. Across the road from Pat's Barn catering site.

Date added: Added 2 months ago

Important Links

Property Website: Array

Related Property 1: Array

Related Property 2: Array

Description

Property Description: Investment or owner-user opportunity in RPI's Rensselaer Technology Park. 120 DeFreest Drive is a ±11,800 SF, two-story office building operating as full-service executive suites and generating $156,300 in annual in-place gross rental income from 11 small-business tenants. The seller will vacate its headquarters space, which together with three vacant suites offers upside through lease-up or owner-user occupancy. The±1.03-acre site has ±40 on-site parking spaces and sits across from Pat's Barn, with Park trails and neighbors including Regeneron and MetLife. Leasehold interest: ground rent is prepaid through December 25, 2042. Convenient access to Route 4 and I-90.

Floor Plans



