



\$4,700,000

• 767963 sq ft

**1649 COLUMBIA TURNPIKE, CASTLETON, NY
12033**

<https://naiplatform.com>

Basics

MLS Number: 202600424

Address: 1649 Columbia Turnpike, Castleton, NY 12033

Listing Category: Retail, Other **Listing Type:** For Sale

Zoning: TC-3

Ceiling Height: 12

Parking Spaces: 200

Area, sq ft: 767963 sq ft

Available SF: 34,184

Available Warehouse SF: 200

Available Retail SF: 33,984

Year built: 1965

Road Frontage: 233

Directions: I-90 to Exit 11W, property is at 1st traffic light opposite Schodack Town Hall

of Loading Docks: 1

Date added: Added 2 months ago

Important Links



Property Website: Array

Related Property 1: Array

Related Property 2: Array

Description

Property Description: Fully Occupied Neighborhood Shopping Center just off I-90, Exit 11. Tenant Mix includes: Tractor Supply, US Post Office, Wine & Liquor store, Hair Salon, Laundromat and a Cannabis retailer. The neighboring Walgreens is a draw to the plaza as well. Stable tenancy with only one new tenant in the 13 years that the current landlord has owned the property. Leases are NNN with regular base rent increases. Large, highly visible monument sign along busy Columbia Turnpike. Tenants are responsible for the mechanicals in their space and repairs. Two exclusions on file. Current Cap Rate is 6.96% with it going to 7.52% with rent bumps in 2027. There is approx. 4 acres of buildable land as a bonus. Financials available to qualified buyers. Do not disturb or speak with tenants or their staff

