



**\$23**

## **1712 ROUTE 9 - 1B, HALFMOON, NY 12065**

<https://naiplatform.com>

- Commercial Lease
- Office
- Commercial Lease
- 58422 sq ft



**James "Jay" Verro, CCIM**

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## **Basics**



**MLS Number:** 202500922

**Address:** 1712 Route 9 Halfmoon, NY 12065

**Category:** Office

**Status:** Commercial Lease

**Listing Category:** Office

**Type:** Commercial Lease

**Listing Type:** For Lease

**Zoning:** C-1

**Stories:** 3

**Area, sq ft:** 58422 sq ft

**Available SF:** 3002

**Available Office SF:** 3002

**Lot size, acres:** 4.07 acres

**Year built:** 2018

**Directions:** Northway to Exit 9, East on Rt 146 to traffic light. Turn left (NORTH) on to Rt. 9, property is the 3rd parcel on the left (west) side of Rt. 9

**Date added:** Added 7 months ago

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## Important Links

**Property Website:** Array

**Related Property 1:** Array

**Related Property 2:** Array

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## Description

**Property Description:** A rare opportunity to have your business in Clifton Park's Premier Address! Space is on the 1st floor directly off the main lobby. This 3 story Class A office building is home to EyesNY, Abele Builders, Center For Internet Security and KitWare. Building features include: ADA accessible push button exterior entry doors, car charging stations, back up generator, shower facilities all within a convenient location just off Exit 9. Close to banks, restaurants, retailers, hotels, etc. for staff and clients. Building has high end finishes and is extremely well maintained by a well respected and experienced landlord. Property benefits from much lower than market NNN's due to a PILOT. Estimated Nets are \$3.50 Space is shown by appointment with LBO present at all showings. Disclosure - Owner is a Licensed NYS Real Estate Broker and a CCIM.

