



**\$12**

## **35 4TH STREET TROY, NY 12180**

<https://naiplatform.com>

- Commercial Lease
- Mixed Use
- Commercial Lease
- 114198 sq ft



**Anton Pasquill**

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## **Basics**



**MLS Number:** 202500888

**Category:** Mixed Use

**Listing Category:** Mixed Use

**Listing Type:** For Lease

**Stories:** 2

**Available SF:** 36000

**Year built:** 1970

**Directions:** Corner of 4th Street and Fulton Street in downtown Troy. <https://maps.app.goo.gl/2Y1LaqR1Kmzy9EJC7>

**Address:** 35 4th Street Troy, NY 12180

**Status:** Commercial Lease

**Type:** Commercial Lease

**Zoning:** DMU

**Area, sq ft:** 114198 sq ft

**Lot size, acres:** 0.93 acres

**Road Frontage:** 260

**Date added:** Added 8 months ago

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## Important Links

**Property Website:** Array

**Related Property 2:** Array

**Related Property 1:** Array

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## Description

**Property Description:** 3-year lease minimum, 5-year lease term preferred. Option years are possible. Lease terms offered as NNN. Space offered 'As-is' with HVAC and roof rehab currently planned. Lease rate and TI negotiable. Open to all permitted uses allowed by municipal zoning ordinance.

