



**\$11**

## **539 PAWLING AVENUE, TROY, NY 12180**

<https://naiplatform.com>

- Commercial Lease
- Retail
- Commercial Lease
- 20160 sq ft



**Deanna Dal Pos**

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## **Basics**



**MLS Number:** 202401154

**Category:** Retail

**Listing Category:** Retail

**Listing Type:** For Lease

**Stories:** 1

**Available SF:** 17000

**Year built:** 1940

**Date added:** Added 6 months ago

**Address:** 539 Pawling Avenue, Troy, NY 12180

**Status:** Commercial Lease

**Type:** Commercial Lease

**Zoning:** MU-2

**Area, sq ft:** 20160 sq ft

**Lot size, acres:** 1.14 acres

**Directions:** On Pawling Ave. between Albia Ave. and Ford Ave.

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## Important Links

**Property Website:** Array

**Related Property 2:** Array

**Related Property 1:** Array

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## Description

**Property Description:** This 3,000 to 17,000 SF retail space, formerly occupied by CVS, is located within a bustling neighborhood shopping center on the border of Troy and Wynantskill, benefiting from a prime location with a daily traffic count of 13,193 cars. The store is an open raw space ideal for a variety of retail uses, healthcare, or service-oriented businesses. Ample on-site parking of 68 spaces. This is a NN lease with nets = +/--\$3.90/SF.

