

1301 River Street, Valatie, New York 12184

**FOR LEASE**

\$1,100 - \$3,200 / MO



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Modern medical office building offering some of the only medical space available in Northern Columbia County. Three suites are currently available from 770 SF - 1,925 SF with the option to combine two of the suites making a total of 2,615 SF. Location is approximately half-way between Columbia Memorial Hospital and Albany Hospitals. Landlord can reconfigure suites to suit tenants' needs. Easy access from many surrounding communities make for an ideal medical location. Landlord will consider non-medical tenants.

## VIEW SUITE 105



## BUILDING INFORMATION

|                    |            |
|--------------------|------------|
| Total Building SF: | 32,000 SF  |
| Zoning:            | Commercial |
| Parcel:            | 3.23 Acres |
| Parking:           | 130 Spaces |
| Ceiling Height:    | 9 ft       |
| Stories:           | 2          |
| Water:             | Municipal  |
| Heat:              | Gas        |
| A/C:               | Central    |
| Construction:      | Masonry    |
| Roof:              | Rubber     |
| Condition:         | Excellent  |
| Age:               | 1992       |



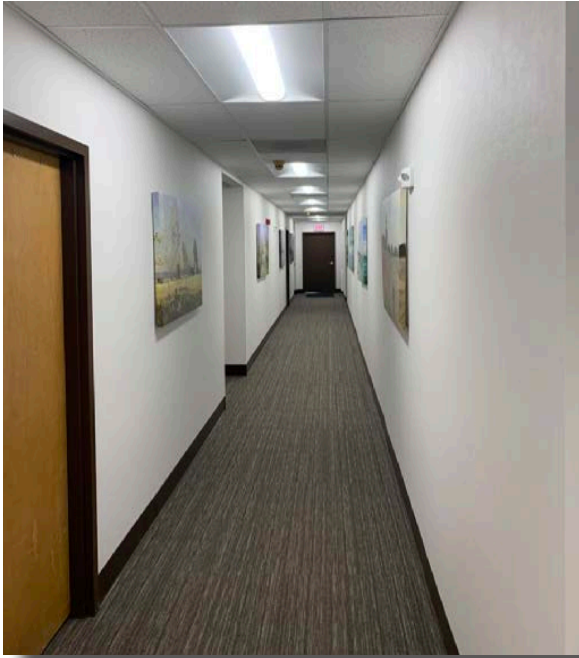
## VIEW SUITE 108

| Suite     | RSF       | Rent    |
|-----------|-----------|---------|
| SUITE 105 | 1,925 +/- | \$3,200 |
| SUITE 107 | 770 +/-   | \$1,100 |
| SUITE 108 | 1,845 +/- | \$3,000 |

**\*\*Option to combine Suite 107 & Suite 108**



# Property Features



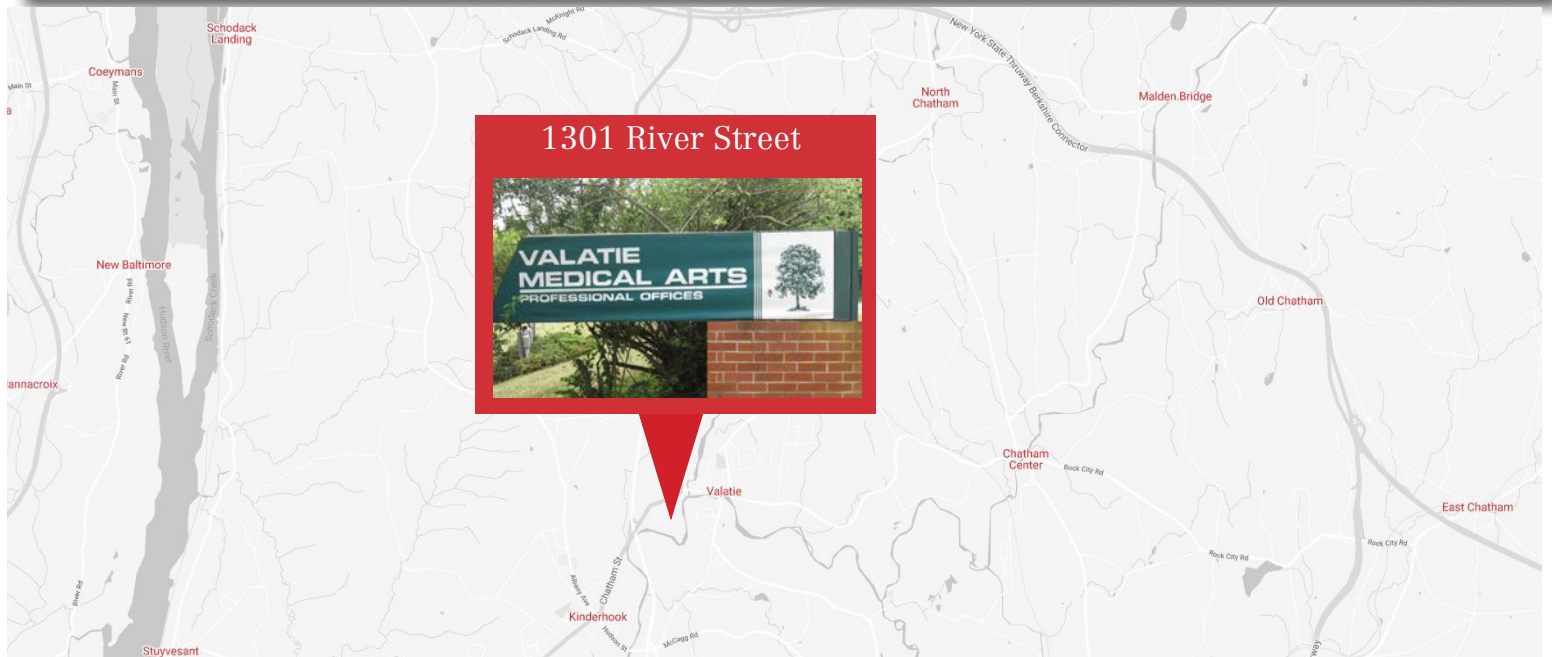
Suite 107



1301 River Street, Valatie, New York 12184

3 Suites Available | 770 SF - 1,925 SF

## Property Information



For more information, contact:

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