

FOR SALE - DOWNTOWN GLENS FALLS OFFICE BUILDING

174 Glen St, Glens Falls, New York 12801



Property Overview

Beautiful, high-end renovation of a classic Retail and Office building at the epicenter of downtown Glens Falls. Capture the foot traffic with the 1st-floor retail space with hardwood floors and an abundance of natural light. The upper levels are currently open concept, Class A office spaces with large windows, hardwood floors and boasting a “private” lounge area.

Glens Falls has witnessed an abundance of development of older buildings like this, attracting tech firms and financial institutions. Ideally situated between Saratoga Springs and Lake George, two areas that experience year-round tourist traffic. There are 11 dining options within walking distance of this building for employee lunch breaks and near numerous, well-known regional attractions: Cool Insuring Arena, Glens Fall Hospital, Hyde Museum, Hudson River Canal Trail, and 3 musical performance theaters for client entertainment. Convenient, affordable municipal off-street parking in the rear of the building, less than 1 mile from I-87 at exit 18.

Property Details

- Sale Price: \$875,000
- Building SF: 8,740 +/-
- Office SF: 6,640 +/-
- Retail SF: 2,100 +/-
- Water/Sewer: Municipal
- Cooling: Central Air
- Heating: Forced Air
- Construction: Block, Brick
- Year Built: 1950
- Roof: Rubber

Michael McGovern | Associate Broker
+1 518 772 7276
+1 518 465 1400 x219
mmcgovern@naiplatform.com

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View Office 3D Tour:



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View Retail
3D Tour:

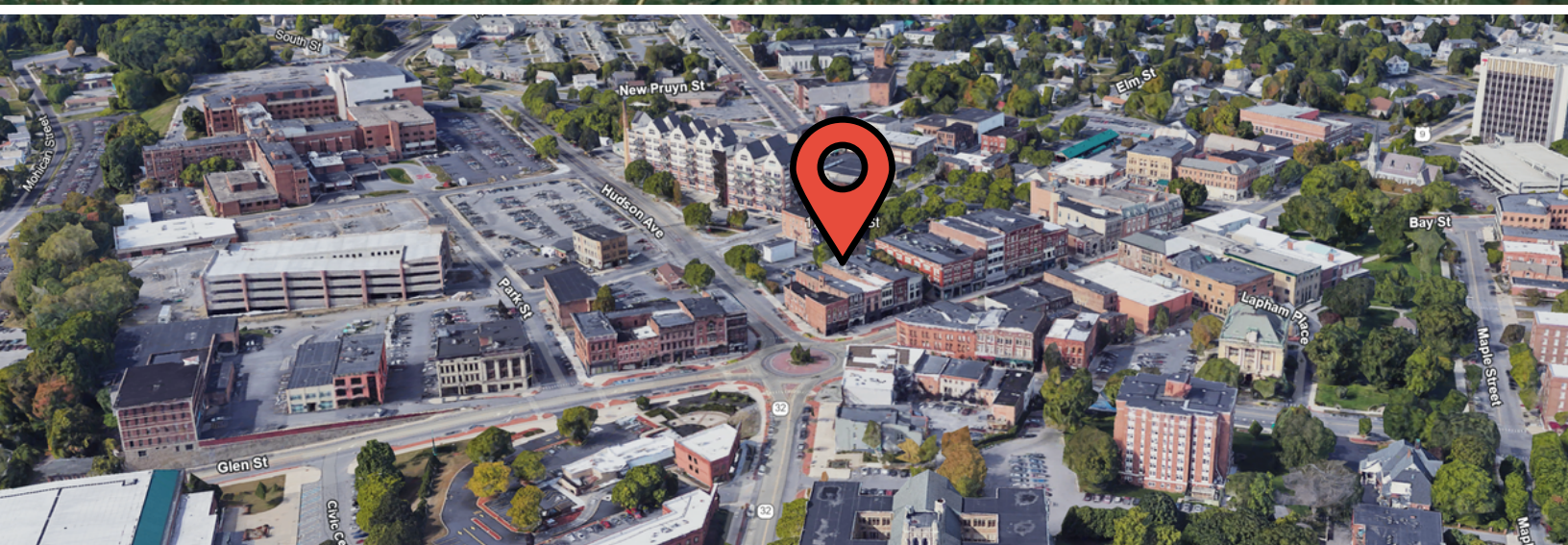
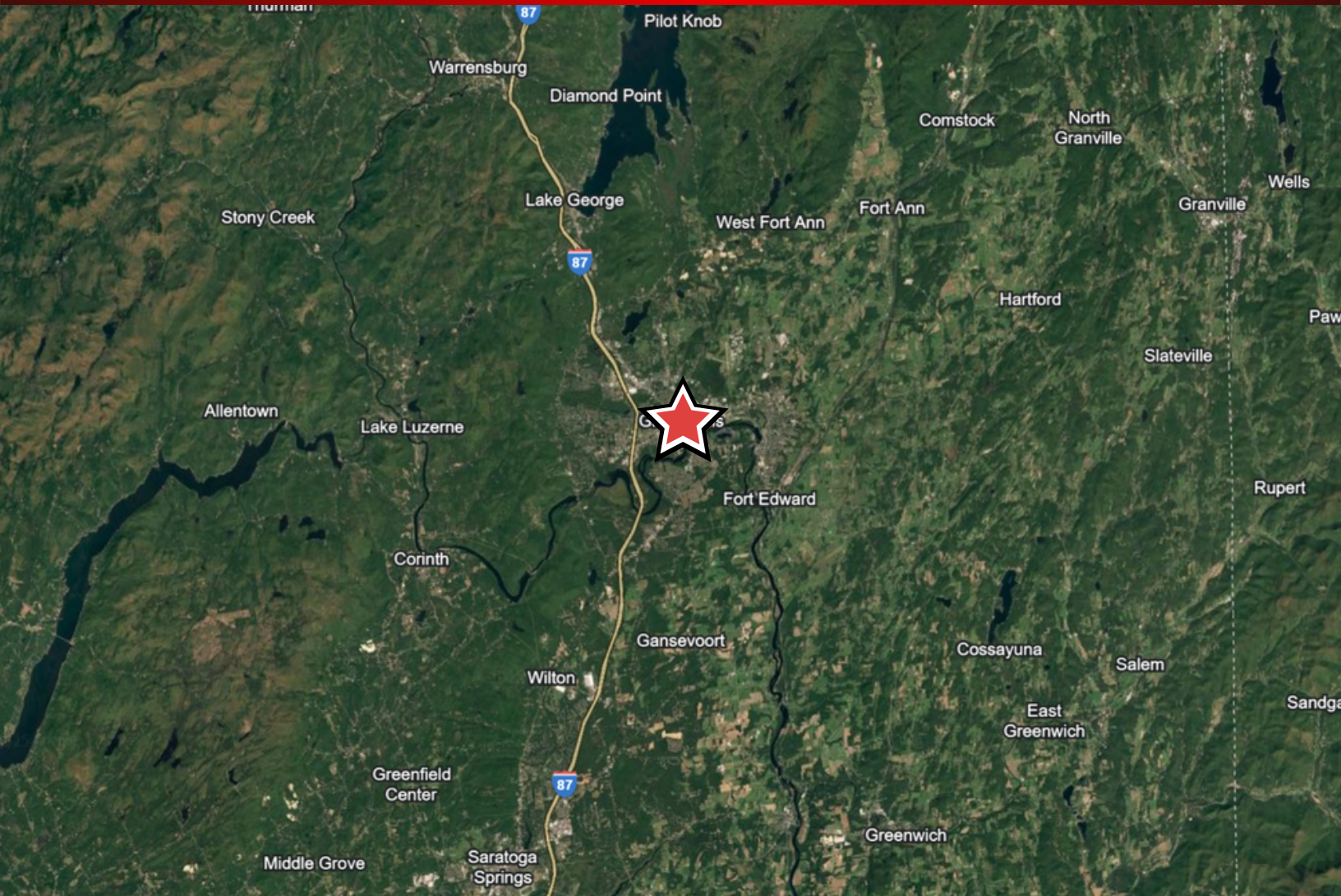


View
Basement
3D Tour:



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