

**For Sale - \$4,700,000**

**1649 Columbia Turnpike, Castleton, NY 12033**



## Property Details

Fully Occupied Neighborhood Shopping Center just off I-90, Exit 11. Tenant Mix includes: Tractor Supply, US Post Office, Wine & Liquor store, Hair Salon, Laundromat and Cannabis retailer. The neighboring Walgreens is a draw to the plaza as well. Stable tenancy with only 1 new tenant in the 13 years that the current landlord has owned the property. Leases are NNN with regular base rent increases. Large, highly visible monument sign along busy Columbia Turnpike. Tenants are responsible for the mechanicals in their space and repairs.



## Directions to the Property:

I-90 to Exit 11W, property is at 1st traffic light opposite Schodack Town Hall



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## 1649 Columbia Turnpike, Castleton, NY 12033



### SCHODACK PLAZA

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#### REGIONAL CONNECTIVITY MAP



**SCHODACK PLAZA**  
1649 Columbia Turnpike  
Castleton, NY 12033



**EXCELLENT ACCESS**  
Located on Columbia Turnpike (NY-9H)  
just minutes from I-90 Exit 10

**STRONG TRADE AREA**  
Surrounded by growing communities with  
strong demographics and daytime traffic

**REGIONAL CONNECTIVITY**  
Central location with easy access to Albany,  
Troy, Hudson Valley & beyond

## Property Highlights



- Building SF: +/-34,184 SF
- Parking: 200 Lighted/Paved
- Loading Dock: 1
- Roof: Rubber
- Water: Public
- Sewer: Septic Tank
- Heating: GFHA - Zoned
- Cooling: Central Air
- Fire Suppression: Yes
- Ceilings: 12'
- BONUS: 4 Acres Buildable
- Financials to qualified buyers



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