

For Lease - 23 Lower Hudson - \$0.00/SF/Year or \$0.00/SF/Month
23 Lower Hudson, Troy, New York 12183



Listing Contact - 1



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TITAN Commercial Realty Group LLC



Description

JUST ACROSS THE BRIDGE FROM TROY, NEW YORK PRIME LOCATION TO SERVICE CUSTOMERS IN GREEN ISLAND, WATERVLIET, TROY, AND OTHER SURROUNDING COMMUNITIES EXCELLENT STREET VISIBILITY, PYLON SIGNAGE, AND AMPLE PARKING. CO-TENANTS: ST. PETER'S HEALTH PARTNERS, MR. SUBB, OTB, K&M UNIFORM, IMAGES NAIL SALON, VIBES TANNING SALON, ISLAND LAUNDROMAT, DUNKIN, AND A MEXICAN RESTAURANT. PARKING: 110+ SPACES AVAILABLE. SPACE: 1,350 SF FORMER AUDIOLOGIST AND 1,350 SF RETAIL. ASKING: \$30.00 PSF. NNNNNN'S: \$3.47 PSF (TAXES \$2.76 PSF, CAM/INS. \$0.71 PSF). TRAFFIC COUNT: 11,551 CARS/DAY

Basic Information		Details			
Lease Price:	\$0.00	Listing Details		Structure Details	
Property Type:	Retail	Lot Size:	4.0 Acres	Stories:	1
Property Subtype:	Shopping Center	Ceiling Height:	12 Feet		
Available Space:	1350.0 SF	Year Built:			
Lot Size:	4.0 Acres	Parking Spaces:	100		
REC Listing ID:	COM29	Zoning:	COMMERCIAL		
		Sign on Property:	Yes		

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.