

For Sale/Lease: \$1,395,000/\$16 PSF NNN

Retail

1035 State Street: Schenectady, NY 12307

Available SF: 11,786 sf



Tax ID# 49.42-6-10.11

Lot Size: 59,677 sf, 1.37 acres

Utilities: public water & sewer, natural gas

Parking: 50 spaces +/-

Building Age: 19 years

HVAC: gas hot air, Central A/C

Power: 120/208 Volts with 800 amps

Roof: Modified Rubber

Taxes: \$41,000 estimate

***Contract Vendee** is a Licensed NYS Real Estate Salesperson

Building is 19 years old and was built for Eckerd Drugs in 1999. Since 2009 it has been home to Aaron's Rents.

Situated on the Northwest Corner of State and Brandywine it is ideally situated at a highly visible intersection with easy access to Interstates 890 and I90....

Alexander J. Psomas, Associate Real Estate Broker, Contract Vendee

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realtoralex66@gmail.com

20 Aviation RD, Colonie, NY 12205

Building Size: 11,786 SF

Corner Lot: Road Frontage: 157 feet on state

320 feet on Brandywine

Ceiling Height: 12 1/2 feet to the drop

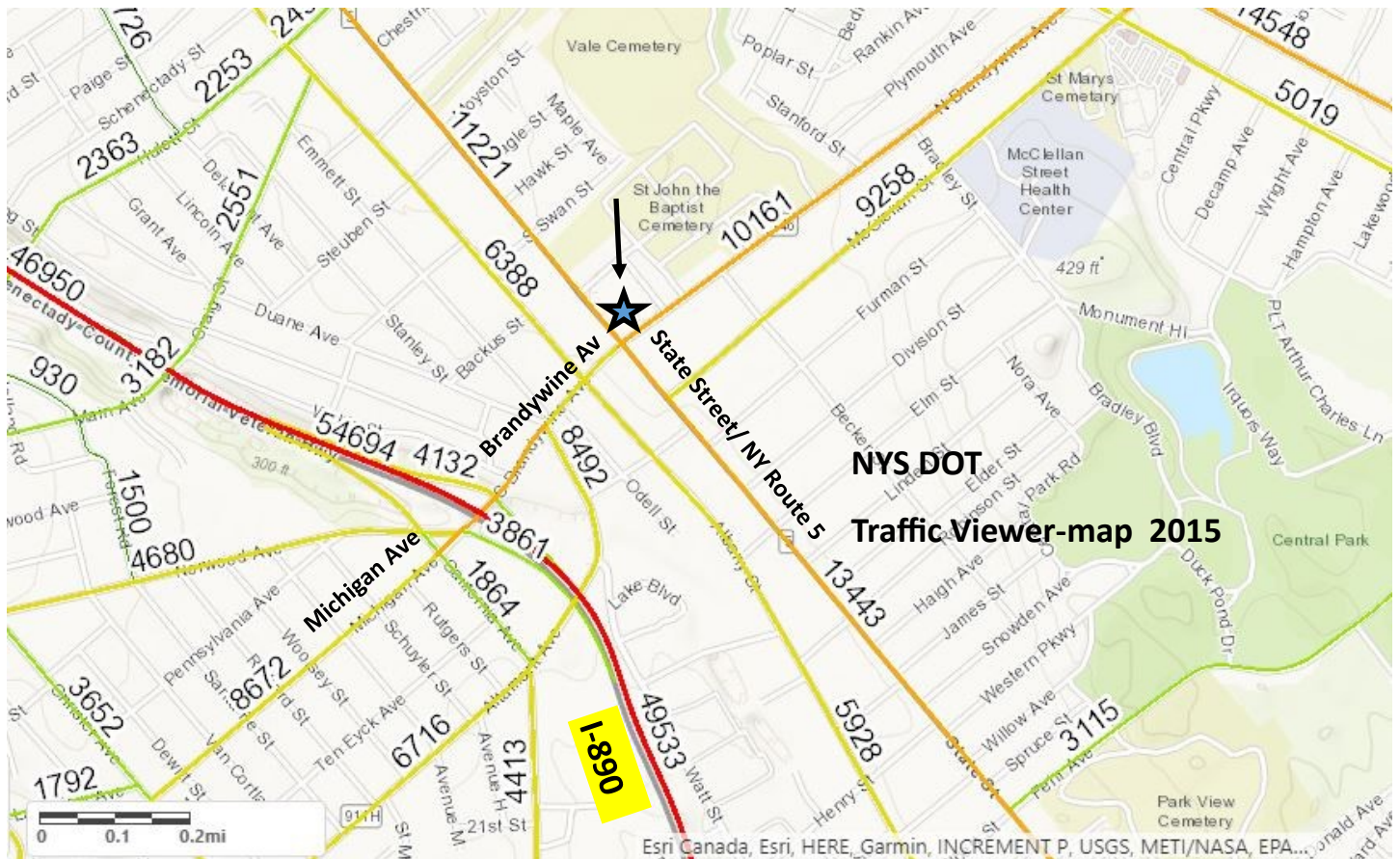
Foundation: Concrete Slab

Rolltop OH Door, also a drive thru lane

Zoning: C-2 MU Commercial



1035 State Street, Schenectady, NY 12304



Demographics(2017)

Radius	<u>1 Mile</u>	<u>3 Mile</u>
Population	27,166	106,352
Households	10,346	43,754
Average Age	35.10	38.70
Median HH Income	\$31,626	\$50,051
Daytime Employees	10,654	54,578

Traffic

(Average annual daily traffic)

State Street at Brandywine	24,664
Brandywine at State	18,833
Interstate 890 east of I890	49,533
Interstate 890 west of Brandywine	54,694

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