

FOR LEASE OR FOR SALE — OFFICE/RETAIL

1650 EASTERN PARKWAY

SCHENECTADY
NEW YORK 12309



PROPERTY DETAILS

FEATURES

Free standing $\pm 6,400$ SF building adjacent to Price Chopper supermarket in the City of Schenectady, NY

LOCATION

From State Street (Rt. 5) North on McClellan Street to Price Chopper. From Rt. 7 West on Union Street to McClellan Street to Price Chopper

UTILITIES

Municipal water and sewer

ZONING

C-2 Mixed Use Commercial

PRICE

For Lease at: \$7.50/SF NNN
For Sale at \$374,900



CONTACT INFORMATION

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ADDITIONAL INFORMATION

Tax ID#: 50.29-2-3

19 General Tax: \$6,465.09

18/19 School Tax: \$3,394.50

Combined Tax: \$9,859.59

- + Adjacent to Price Chopper supermarket
- + ± 20 parking spaces
- + (1) 10'X10' overhead door at grade
- + Great visibility & signage
- + Access via traffic light
- + Neighboring retailers include CVS, Rite Aid, Family Dollar, and Lukoil
- + Over $\pm 17,000$ shoppers per week visit Price Chopper

Preliminary

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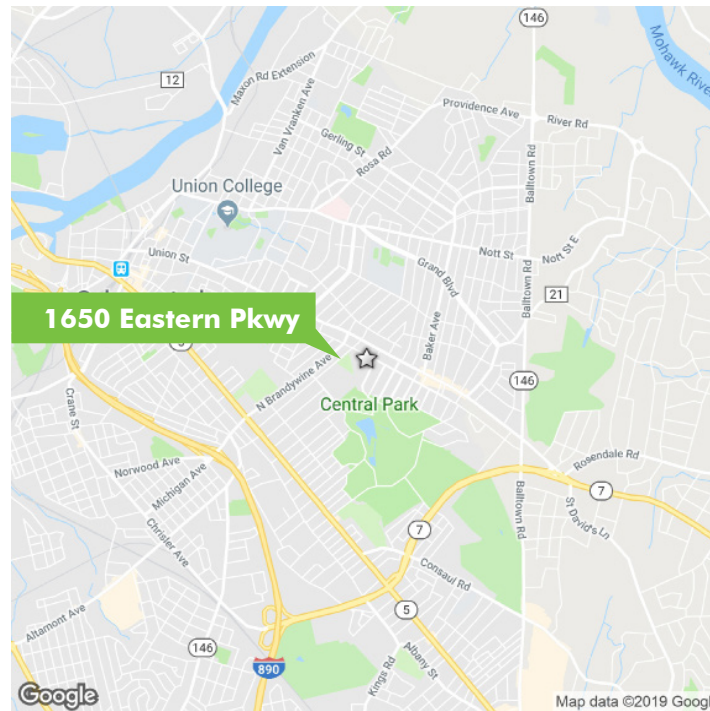
SCHENECTADY, NY 12309



2018 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	21,510	96,970	152,591
Median Household Income	\$51,033	\$51,319	\$59,590

Traffic Counts (AADT)

Eastern Parkway at McClellan Street	5,019
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