

18,986 SF

OFFICE/RETAIL BUILDING

FOR SALE

2537 ROUTE 9, MALTA, NY 12020



DRIVE-THRU
LANE



UNDER 1 MILE
TO I-87



PROMINENT
LOCATION ALONG
GROWING ROUTE 9
CORRIDOR



**STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

JESSE TRANVAAG
Licensed Real Estate Salesperson
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PROPERTY OVERVIEW

Construction	Wood
Roof	EPDM and Asphalt Shingle
Stories	2
Year Built	2011
Building Size	18,986 SF
Lot Size	1.66 Acres
Asking Price	Unpriced
Real Estate Taxes	\$79,237 Est.
Income & Expenses	Contact Listing Broker
Vacant Suites*	11,744 SF

1st Floor Former Restaurant: 6,274 SF

1st Floor Former Branch w/ Drive-Thru Lane: 2,400 SF

2nd Floor Medical Suite: 3,070 SF

* Usable Square Feet

Lighting	LED
Utilities (Gas, Electric)	National Grid
Water and Sewer	Municipal
Zoning	Downtown District (DX-3) [Zoning Code Link]
Delivery	Immediate
Only Available for Sale	



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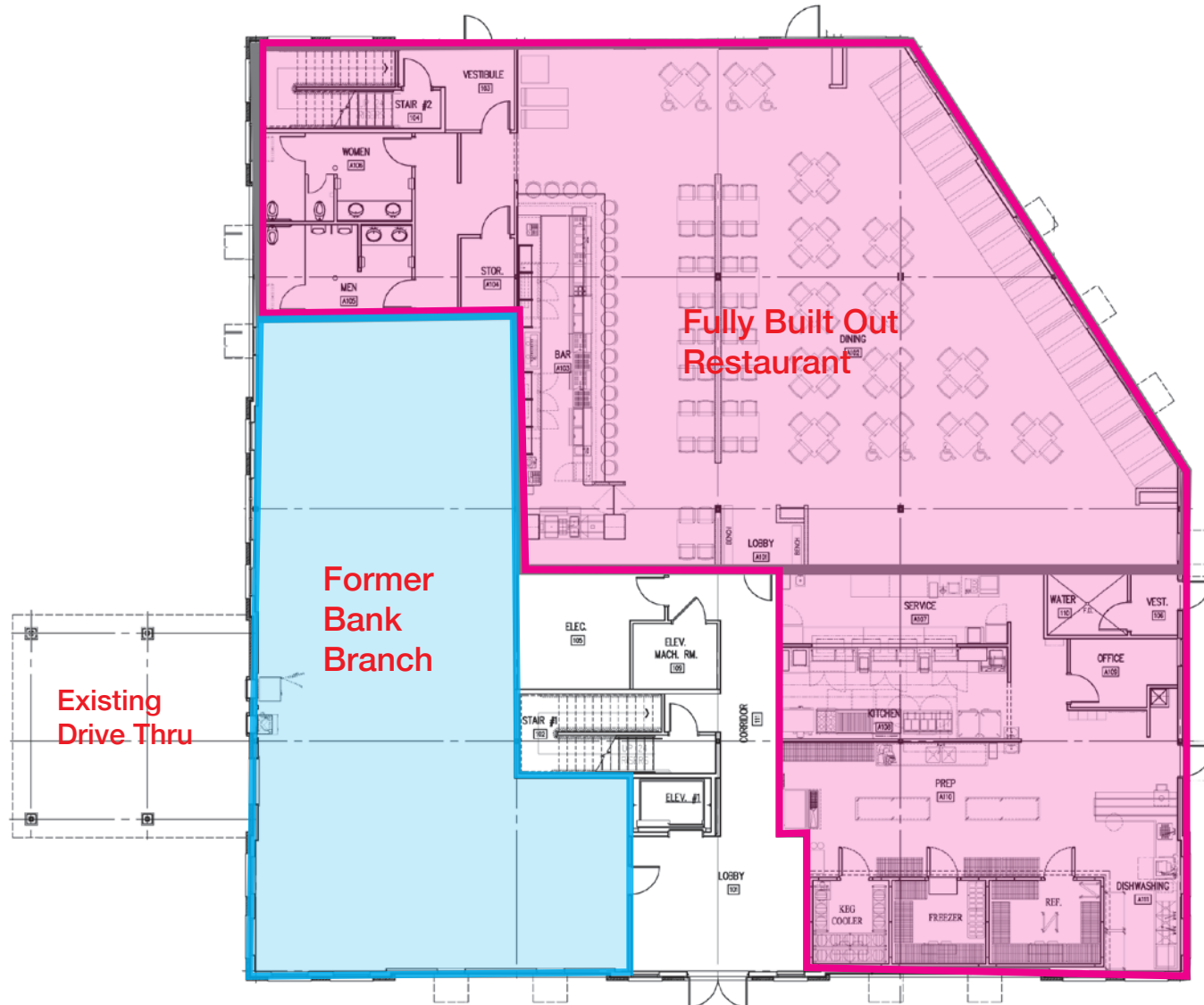
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First Floor



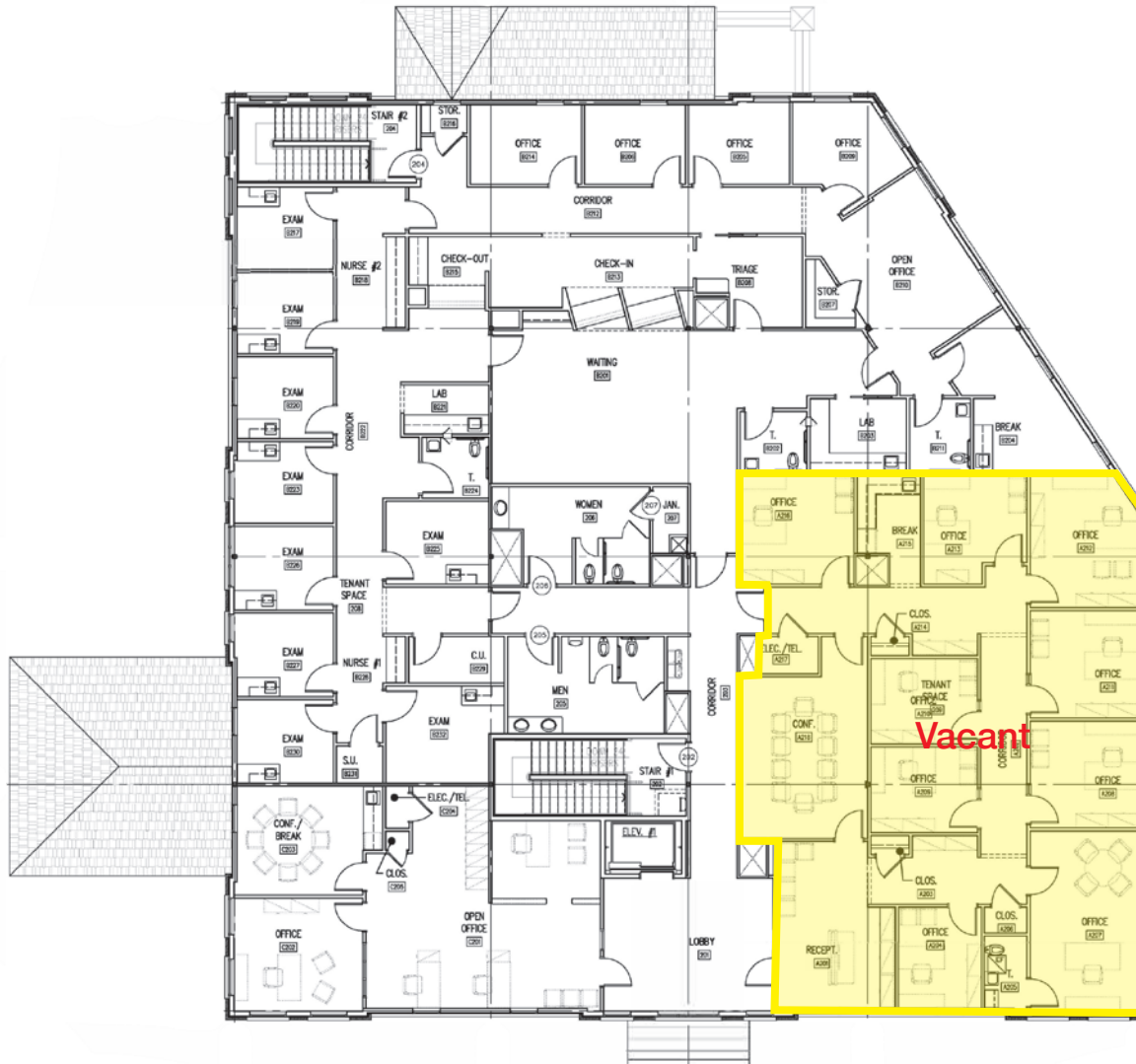
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Second Floor



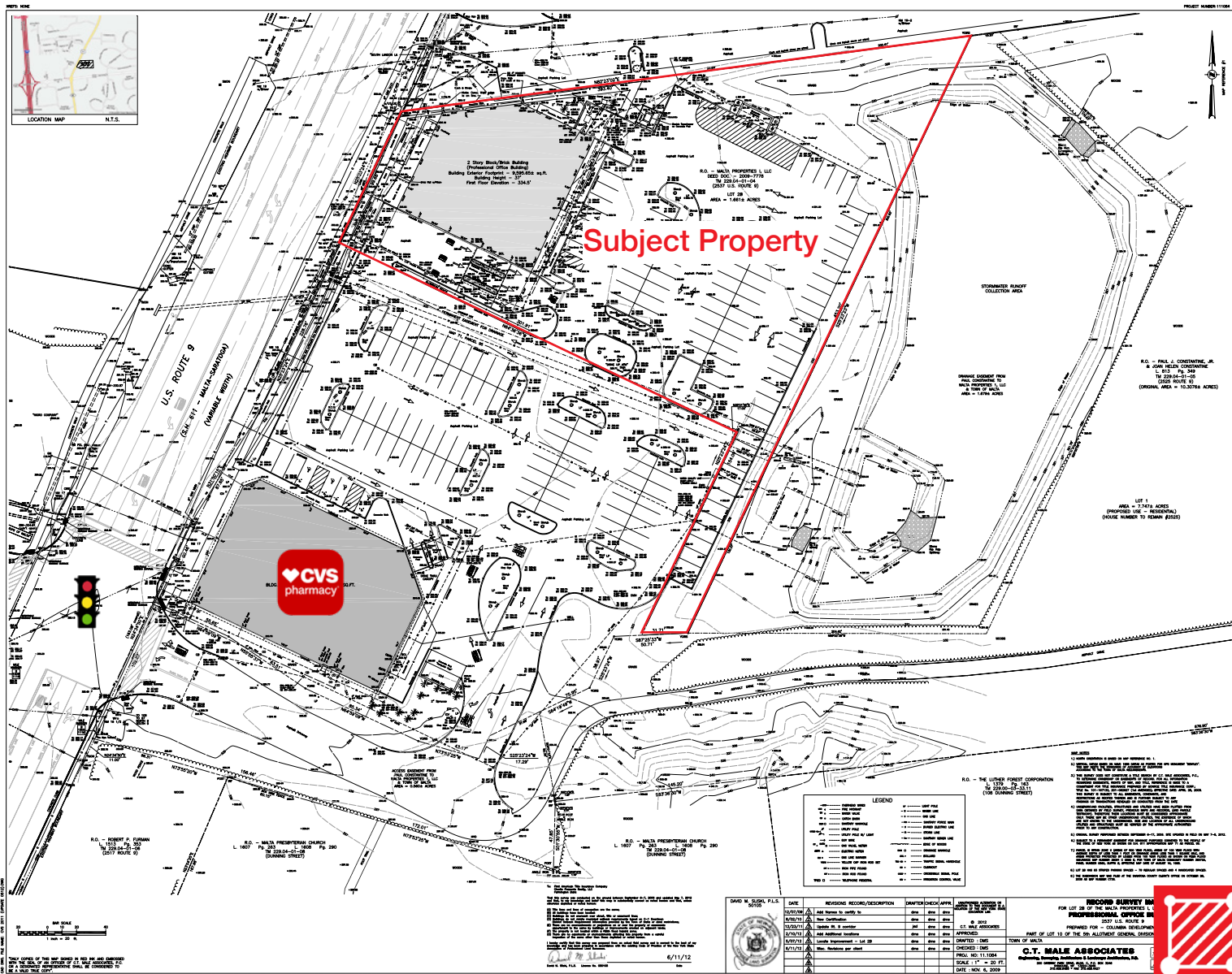
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