

Schenectady, NY 12304

1523 STATE STREET

DRASTIC PRICE REDUCTION - OWNER WILLING TO CONSIDER ALL OFFERS



Currently setup for an adult daycare or rehabilitation facility

- FOR SALE OR LEASE
- A +/-5,200 SF freestanding office building on upper State Street
- An abundance of off-street parking in a private, exclusive lot.
- Tremendous road presence with signage potential

For More Information:

Bruce Ginsburg

Licensed New York State Real Estate Broker
bginsburg@ikonrealtygroup.com
518.456.5440 x11

Peter VanBortel

Licensed New York State Associate Real Estate Broker
pvanbortel@ikonrealtygroup.com
518.456.5440 x17

All information furnished regarding properties for sale or lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, prior sale, lease or withdrawal without notice.

IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Sale Price:	\$175,000 (reduced from \$425,000)
Building Size:	5,200 SF
Available SF:	5,200 SF
Lot Size:	0.35 Acres
Price / SF:	\$33.65
Year Built:	1995
Zoning:	R-2 (See Zoning Code and Associated Schedules for Permitted Commercial Uses)
Submarket:	Schenectady

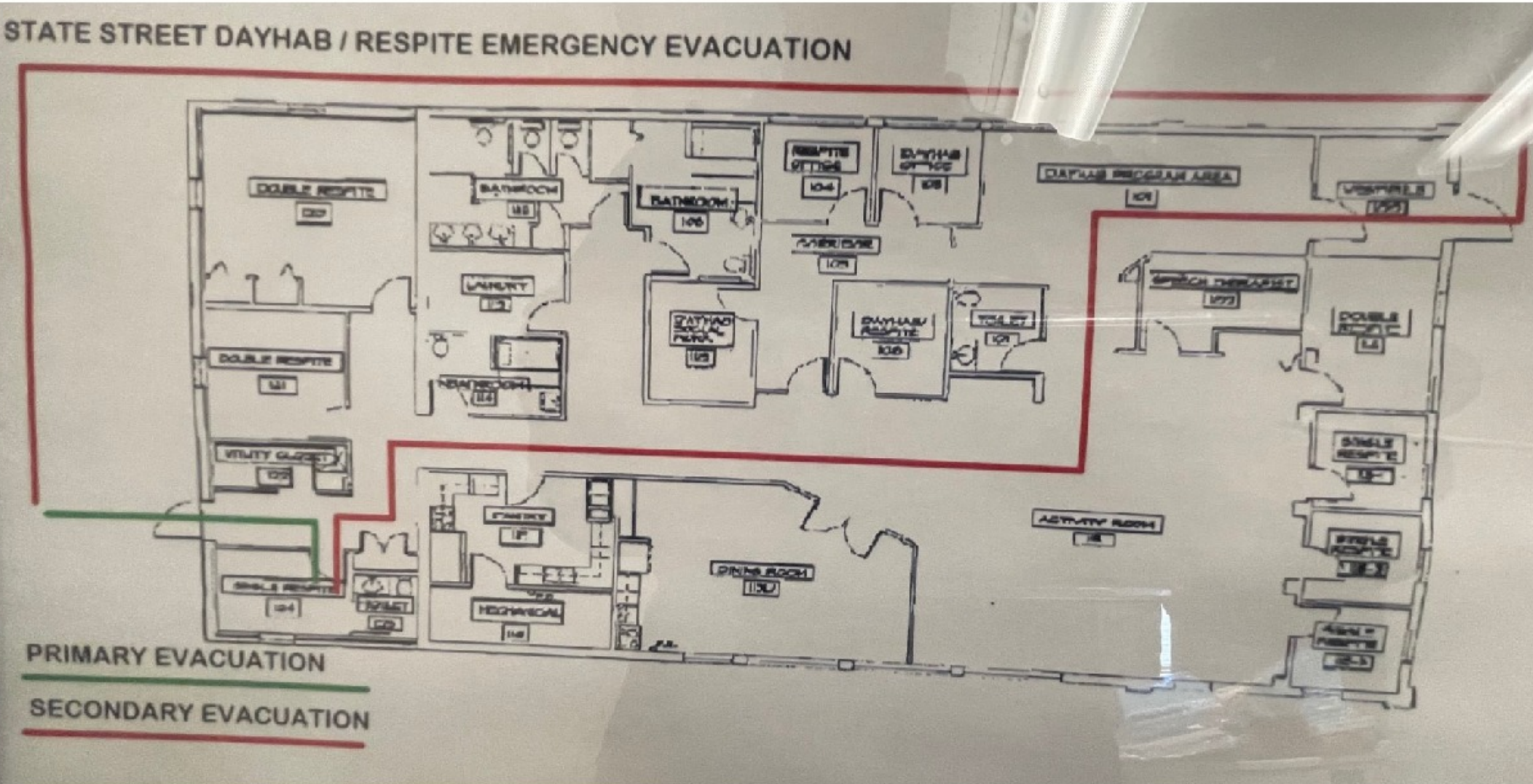
PROPERTY OVERVIEW

Available for Sale or for Lease - a +/-5,200 SF freestanding, single-tenant office building along upper State Street at the intersection of Vassar Street in Schenectady. Most recently occupied by the Center for Disability Services. Private parking field adjacent to the building (+/-21 spots), along with on street parking along Vassar St. Excellent street-presence and signage.

PROPERTY HIGHLIGHTS

- Highly desirable, single-tenant office building with off-street parking field.
- Locally-based property ownership.
- Taxes estimated at \$17,142/year
- Close proximity to the Crosstown Connection/Route 7 and I-890.
- Tenant responsible for taxes, insurance, snow plowing, lawn and landscaping.
- Landlord responsible for roof, structure, and HVAC (tenant to maintain with bi-annual service contract).

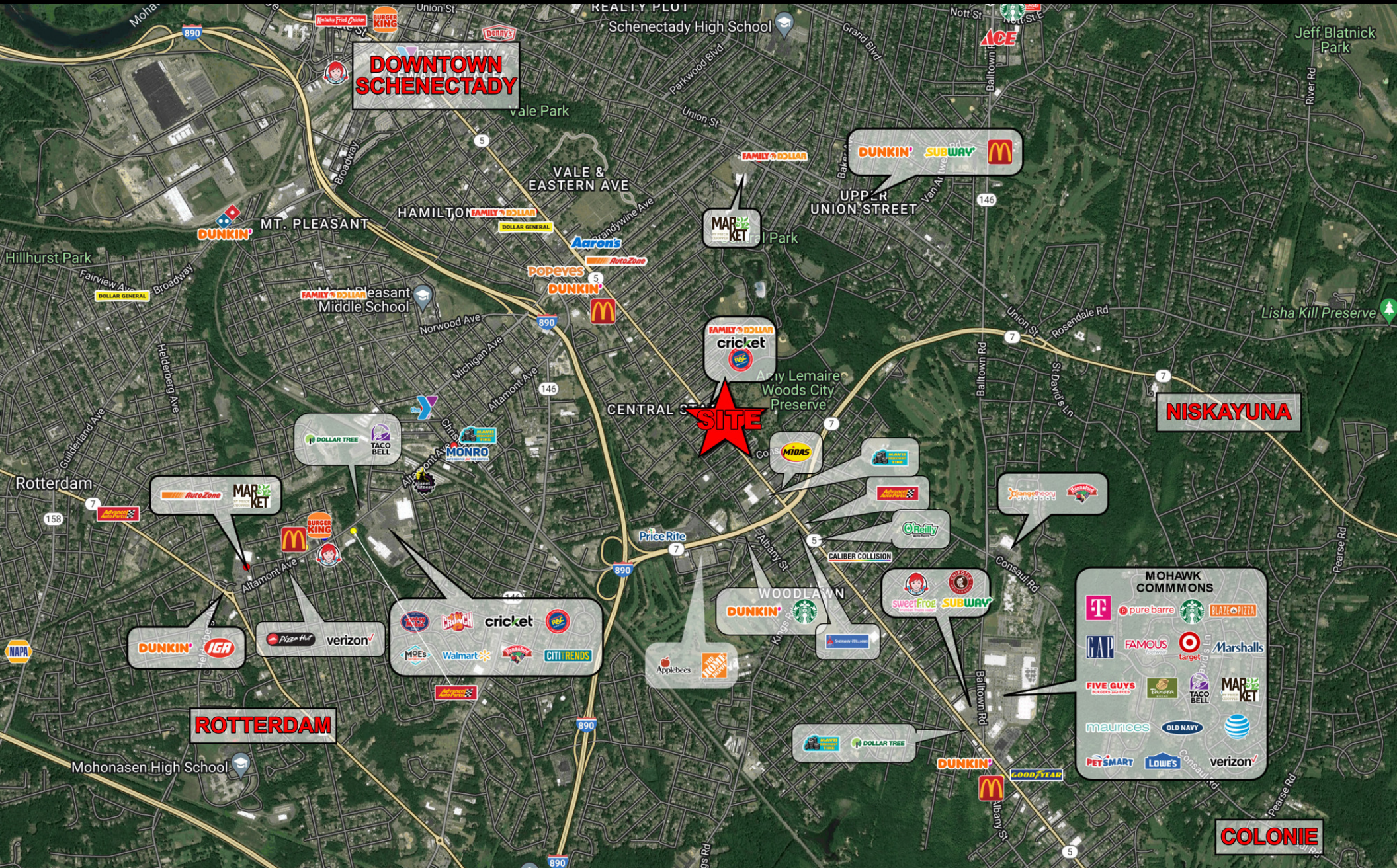
Floor Plan



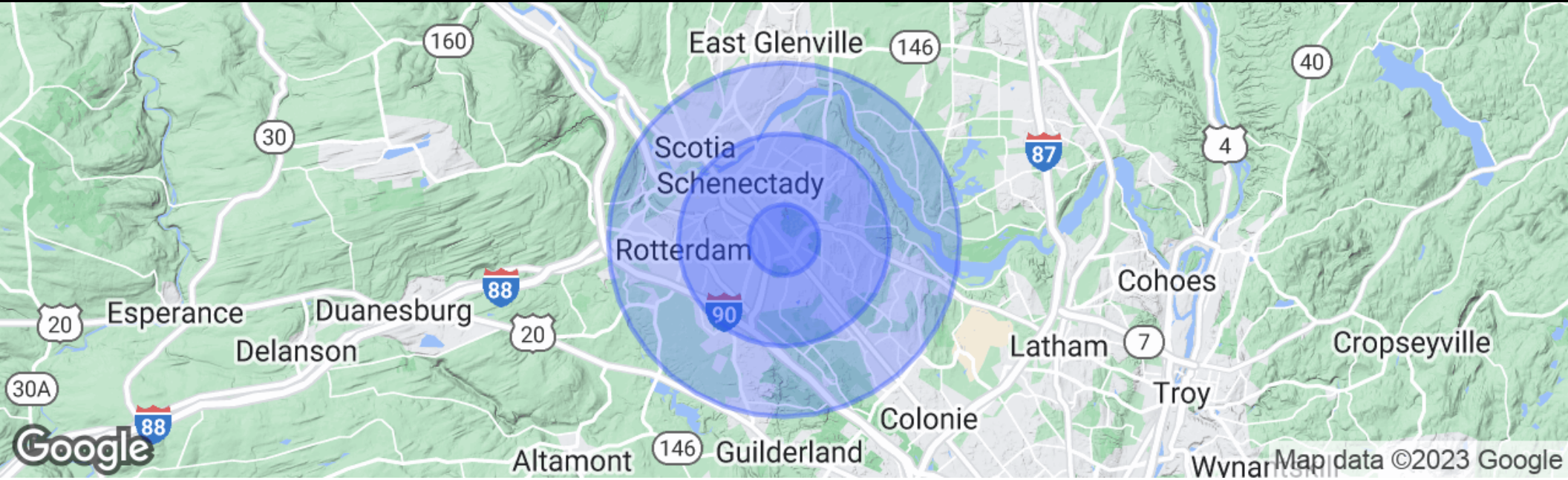
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,623	91,408	147,006
Average Age	41.6	40.0	41.0
Average Age (Male)	39.5	39.1	39.4
Average Age (Female)	46.0	42.1	43.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,981	42,502	66,843
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$53,964	\$60,810	\$71,316
Average House Value	\$250,191	\$197,705	\$199,931

* Demographic data derived from 2020 ACS - US Census