

**Commercial Lease**  
**MLS# 202101179**  
**1182 TROY SCHENECTADY RD**  
**Road, Suite LL01**  
**Latham, NY 12110**  
**County: Albany**

<b>Building Area Total:</b> 30,000 <b>Building Available</b> <b>SQFT:</b> 4,645	<b>Year Built:</b> 2007 <b>Stories:</b> 1	<b>\$18.5 SqFt</b>
<b>Property Sub Type:</b> Office		<b>Active</b> DOM: 252



**Parcel Number:** 012689  
18-1-4.21  
**Lot Size Acres:** 2.88

**Public Remarks:** Class A Turnkey Medical / Professional space available in medical arts building. Retail presence on Route 7 with Pylon Signage. Perfect for Urgent Care. Available SF is RSF. Convenient access for clients to enter building safely. Easy access to and from British American Blvd and Rt 7. Convenient to major highways and airport. Base rent excludes utilities, janitorial, and HVAC maintenance contract. Tenant pays pro rata share of increases in operating expenses over the base year. 40,000 cars per day. Busy plaza offers banking, several restaurants in walking distance, hair salons and much more. Owner is broker.

**Directions:** Rt 7 West. Left into BSNB plaza. Building in back left of plaza behind Dunkin Donuts.

General Property Information	Square Footage Information				Business/Tax Information
<b>Fire Sprinkler Description:</b> as per code <b>Elevator #:</b> 1 <b>Sewer:</b> Public Sewer; Other <b>Water:</b> Public; Water (Legacy): public <b>Tenant Pays:</b> Tenant Pays (Legacy): utilities,janitorial, and HVAC maintenance <b>Current Use:</b> Medical/Dental <b>Possible Use:</b> Business; Medical/Dental; Office	<b>Building:</b>	<b>Total SqFt</b> 30,000	<b>Avail SqFt</b> 4,645	<b>Ceilings</b> 12	<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> 0
	<b>Office:</b>		4,645		
	<b>Warehouse:</b>		0		
	<b>Retail:</b>		0		

Listing Office Information	Listing/Contract Information	Sale Information
	<b>Original List Price:</b> \$1 <b>Lease Renewal Compensation:</b> No Renewal Commission <b>Parent/Child:</b> None	

**Listing courtesy of:**

**Richard G Rosetti**  
**Richard G. Rosetti Real Estate**  
1202 Troy Schenectady Rd Bld3  
Latham, NY 12110  
518-857-8709  
[rich@rgrosetti.com](mailto:rich@rgrosetti.com)  
<http://www.rosettirealestate.com>  
License #: LOA  
Commercial and Industrial Real Estate Brokers, Inc.

Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Richard G Rosetti on Tuesday, June 28, 2022 11:29 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Commercial Lease**  
**MLS# 202200361**  
**1182 TROY SCHENECTADY RD**  
**Road, LL03**  
**Latham, NY 12110**  
**County: Albany**

<b>Building Area Total:</b> 31,212 <b>Building Available</b> <b>SQFT: 3,010</b>	<b>Year Built: 2007</b> <b>Stories: 3</b>	<b>\$18.5 SqFt</b>
<b>Property Sub Type:</b> Office		<b>Active</b> DOM: 83



**Parcel Number:** 18.1-4.21

**Lot Size Acres:** 2.88

**Public Remarks:** Class A Turnkey Medical / Professional space available in medical arts building. Retail presence on Route 7 with Convenient access for clients to enter building safely. Easy access to and from British American Blvd and Rt 7. Available SF is Rentable SF. Convenient to major highways and airport. Base rent excludes utilities, janitorial, and HVAC maintenance contract. Tenant pays pro rata share of increases in operating expenses over the base year. 40,000 cars per day. Busy plaza offers banking, several restaurants in walking distance, hair salons and much more. Owner is broker.

**Directions:** Rt 7 West. Left into BSNB plaza. Keep left. Building in back left of plaza behind Dunkin Donuts.

General Property Information	Square Footage Information				Business/Tax Information
<b>Fire Sprinkler Description:</b> as per code <b>Elevator #:</b> 1 <b>Cooling:</b> Rooftop Unit <b>Heating:</b> Rooftop Unit <b>Sewer:</b> Public Sewer <b>Water:</b> Public <b>Tenant Pays:</b> Increase Over Base Year Expense <b>Current Use:</b> Office <b>Possible Use:</b> Business; Medical/Dental; Office	<b>Building:</b>	<b>Total SqFt</b> 31,212	<b>Avail SqFt</b> 3,010	<b>Ceilings</b> 10	<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> 118,084
	<b>Office:</b>		3,010		
	<b>Warehouse:</b>		0		
	<b>Retail:</b>		0		

Listing Office Information	Listing/Contract Information	Sale Information
	<b>Original List Price:</b> \$18.5 <b>Lease Renewal Compensation:</b> No Renewal Commission <b>Parent/Child:</b> None	

**Listing courtesy of:**

**Richard G Rosetti**  
**Richard G. Rosetti Real Estate**  
1202 Troy Schenectady Rd Bld3  
Latham, NY 12110  
518-857-8709  
[rich@rgrosetti.com](mailto:rich@rgrosetti.com)  
<http://www.rosettirealestate.com>  
License #: LOA  
Commercial and Industrial Real Estate Brokers, Inc.

Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Richard G Rosetti on Tuesday, June 28, 2022 11:29 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Commercial Lease**  
**MLS# 202200532**  
**1182 TROY SCHENECTADY RD**  
**Road, Ste 203**  
**Latham, NY 12110**  
**County: Albany**

<b>Building Area Total:</b> 30,000 <b>Building Available</b> <b>SQFT: 5,864</b>	<b>Year Built: 2007</b> <b>Stories: 1</b>	<b>\$20 SqFt</b>
<b>Property Sub Type:</b> Office		<b>Active</b> DOM: 46



**Lot Size Acres: 2.88**

**Public Remarks:** Class A Turnkey Medical / Professional space available in medical arts building. Retail presence on Route 7. Convenient access for clients to enter building safely. Easy access to and from British American Blvd and Rt 7. Available SF is Rentable SF. Convenient to major highways and airport. Base rent excludes utilities, janitorial, and HVAC maintenance contract. Tenant pays pro rata share of increases in operating expenses over the base year. 40,000 cars per day. Busy plaza offers banking, several restaurants in walking distance, hair salons and much more. Owner is broker.

**Directions:** Rt 7 West. Turn Left into BSNB Plaza. Building in back left of plaza behind Dunkin Donuts.

General Property Information	Square Footage Information				Business/Tax Information
<b>Fire Sprinkler Description:</b> as per code <b>Elevator #:</b> 1 <b>Cooling:</b> Rooftop Unit <b>Heating:</b> Rooftop Unit <b>Sewer:</b> Public Sewer <b>Water:</b> Public <b>Tenant Pays:</b> Tenant Pays (Legacy): utilities, janitorial, and HVAC maintenance <b>Current Use:</b> Medical/Dental <b>Possible Use:</b> Business; Medical/Dental; Office	<b>Building:</b>	<b>Total SqFt</b> 30,000	<b>Avail SqFt</b> 5,864	<b>Ceilings</b> 12	<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> 1
	<b>Office:</b>		5,864		
	<b>Warehouse:</b>		0		
	<b>Retail:</b>		0		

Listing Office Information	Listing/Contract Information	Sale Information
	<b>Original List Price:</b> \$20 <b>Lease Renewal Compensation:</b> No Renewal Commission <b>Parent/Child:</b> None	

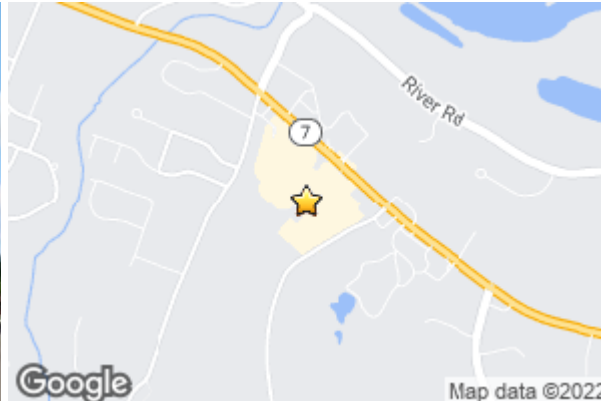
**Listing courtesy of:**

**Richard G Rosetti**  
**Richard G. Rosetti Real Estate**  
1202 Troy Schenectady Rd Bld3  
Latham, NY 12110  
518-857-8709  
[rich@rgrosetti.com](mailto:rich@rgrosetti.com)  
<http://www.rosettirealestate.com>  
License #: LOA  
Commercial and Industrial Real Estate Brokers, Inc.

Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Richard G Rosetti on Tuesday, June 28, 2022 11:29 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Commercial Lease**  
**MLS# 202200687**  
**1182 Troy Schenectady Rd,**  
**LL02**  
**Latham, NY 12110**  
**County: Albany**

<b>Building Area Total:</b> 30,000 <b>Building Available</b> <b>SQFT: 2,143</b>	<b>Year Built: 2007</b> <b>Stories:</b>	<b>\$16.5 SqFt</b>
<b>Property Sub Type:</b> Office		<b>Active</b> DOM: 6



**Lot Size Acres: 2.88**

**Public Remarks:** 2143 SF available in this Class A Professional/Medical arts building. Perfect for Physical Therapy office. Retail presence on Route 7. Available SF is RSF. Convenient access for clients to enter building safely. Easy access to and from British American Blvd and Rt 7. Convenient to major highways and airport. Base rent excludes utilities, janitorial, and HVAC maintenance contract. Tenant pays pro rata share of increases in operating expenses over the base year. 40,000 cars per day. Busy plaza offers banking, several restaurants in walking distance, hair salons and much more. Owner is broker.

**Directions:** Rt 7 West. Left into BSNB plaza. Building in back left of plaza behind Dunkin Donuts.

General Property Information	Square Footage Information				Business/Tax Information
<b>Fire Sprinkler Description:</b> as per code <b>Elevator #:</b> 1 <b>Cooling:</b> Rooftop Unit <b>Heating:</b> Rooftop Unit <b>Sewer:</b> Public Sewer <b>Water:</b> Public <b>Tenant Pays:</b> Increase Over Base Year Expense <b>Current Use:</b> Medical/Dental <b>Possible Use:</b> Business; Medical/Dental; Office	<b>Building:</b>	<b>Total SqFt</b> 30,000	<b>Avail SqFt</b> 2,143	<b>Ceilings</b> 10	<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> 0
	<b>Office:</b>		2,143		
	<b>Warehouse:</b>		0		
	<b>Retail:</b>		0		

Listing Office Information	Listing/Contract Information	Sale Information
	<b>Original List Price:</b> \$16.5 <b>Parent/Child:</b> None	

**Listing courtesy of:**

**Richard G Rosetti**  
**Richard G. Rosetti Real Estate**  
1202 Troy Schenectady Rd Bld3  
Latham, NY 12110  
518-857-8709  
[rich@rgrosetti.com](mailto:rich@rgrosetti.com)  
<http://www.rosettirealestate.com>  
License #: LOA  
Commercial and Industrial Real Estate Brokers, Inc.

Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Richard G Rosetti on Tuesday, June 28, 2022 11:29 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.