

Commercial Lease
MLS# 202200652
1214 TROY SCHENECTADY RD,
Unit 5-7
Latham, NY 12110
County: Albany

Building Area Total: 28,424	Year Built: 2014	\$2,500 Month
Building Available SQFT: 450	Stories: 1	
Property Sub Type: Retail		Active DOM: 13



Lot Size Acres: 6

Public Remarks: Pizza Space in Galleria 7 Market available. Space fully equipped with Wood Fired Pizza Oven, Dough Mixer, Refrigerator, Deli Slicer, Prep Sinks, Butcher Block Prep Area, Ice Machine and Dual Tap Kegerator. Included in NNN, full time food court attendant on site to maintain common area. Base Rent is \$1500/mo and NNN is \$1000/mo. Prime business opportunity on busy rt 7 in Latham, NY for anyone looking to start a pizza business. Market is a 6500SF turnkey space with outdoor dining. 5,000+office/retail tenants within a 3mi radius and residents of Colonie, Niskayuna & beyond. 40K cars per day. Tenant pays NNN. Broker is owner.

Directions: Take RT 7 West. 3 miles of I-87. Turn left into Plaza 7 Commons before Vly Road. Pizza space located inside Galleria 7 Market.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 0 Sewer: Public Sewer; Other Water: Public Tenant Pays: Tenant Pays (Legacy): NNN and Utilities Current Use: Restaurant Possible Use: Restaurant	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>28,424</td> <td>450</td> <td>18</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>450</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	28,424	450	18	Office:		0		Warehouse:		0		Retail:		450		Total Taxes Description: Estimated Tax Annual Amount: 0
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Office:		0																				
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Retail:		450																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$2,500 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

Listing courtesy of:

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