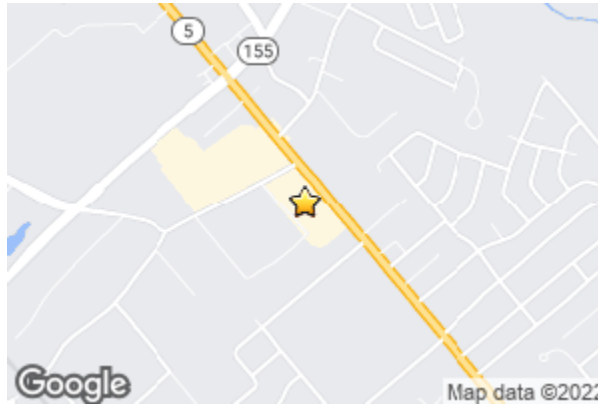


Commercial Lease
MLS# 202100245
1770 Central Avenue, Suite 15/21
Albany, NY 12205
County: Albany

Building Area Total: 79,241	Year Built: 1986	\$12.5 SqFt
Building Available SQFT: 11,320	Stories: 1	
Property Sub Type: Retail		Active DOM: 469



Parcel Number: 012601
29.15-1-57.2
Lot Size Dimensions: 0
Lot Size Square Feet: 326,700
Lot Size Acres: 7.5

Public Remarks: Great neighborhood shopping center in the heart of Colonie. 11,320 SF Space Available with 16' ceilings. Perfect for Retail, office or warehouse tenant. OHD can be added for tenant if needed, ADA compliant. Convenient to airport, major h'ways. 2.5 mi to I87 N'way. Plaza retailers include, Harbor Freight tools, Subway, Moes, Wendys, Advanced Auto, Pioneer Bank, health care, Personal service and other food service establishments. 50K cars per day. Exterior renovations and parking lot recently redone. Broker is owner.

Directions: Exit 2W off Northway. On Central Ave up 2.5 miles Village Square on left side.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 0 Heating: Heat Systems (Legacy): GFHA Sewer: Public Sewer; Other Water: Public; Water (Legacy): public Tenant Pays: Tenant Pays (Legacy): NNN, separate utilities Current Use: Retail Possible Use: Business; Office; Office Plus; Office/ Retail; Retail	<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>79,241</td> <td>11,320</td> <td>16</td> </tr> <tr> <td>Office:</td> <td></td> <td>11,320</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>11,320</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>11,320</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	79,241	11,320	16	Office:		11,320		Warehouse:		11,320		Retail:		11,320		Total Taxes Description: Estimated Tax Annual Amount: 261,432.6
	Total SqFt	Avail SqFt	Ceilings																			
Building:	79,241	11,320	16																			
Office:		11,320																				
Warehouse:		11,320																				
Retail:		11,320																				

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

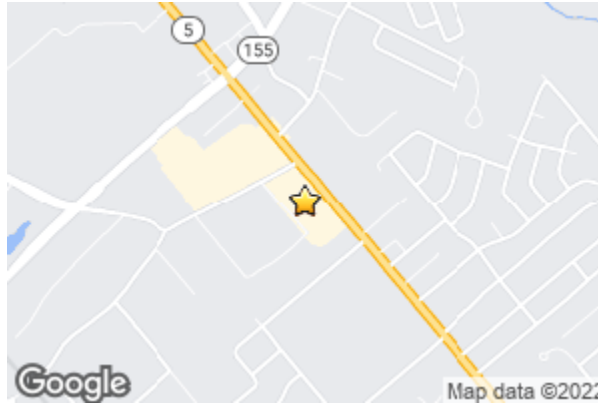
Listing courtesy of:

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

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Commercial Lease
MLS# 202200709
1770 Central Avenue
Albany, NY 12205
County: Albany

Building Area Total: 79,241	Year Built: 1986	\$20 SqFt
Building Available SQFT: 2,911	Stories: 1	
Property Sub Type: Retail		Active DOM: 4



Lot Size Dimensions: 0
Lot Size Square Feet: 326,700
Lot Size Acres: 7.5

Public Remarks: Great neighborhood shopping center in the heart of Colonie. 2,911 SF Space Available with 16' ceilings. Perfect for Retail, office or warehouse tenant. ADA compliant. Convenient to airport, major h'ways. 2.5 mi to I87 N'way. Plaza retailers include, Harbor Freight tools, Subway, Wendys, Advanced Auto, Pioneer Bank, health care, Personal service and other food service establishments. 50K cars per day. Exterior renovations and parking lot recently redone. Broker is owner.

Directions: Exit 2W off Northway. On Central Ave up 2.5 miles Village Square on left side.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 0 Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer Water: Public Tenant Pays: Tenant Pays (Legacy): NNN, separate utilities Current Use: Restaurant Possible Use: Business; Office; Office Plus; Office/ Retail; Restaurant; Retail	<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>79,241</td> <td>2,911</td> <td>16</td> </tr> <tr> <td>Office:</td> <td></td> <td>2,911</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>2,911</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>2,911</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	79,241	2,911	16	Office:		2,911		Warehouse:		2,911		Retail:		2,911		Total Taxes Description: Estimated Tax Annual Amount: 0
	Total SqFt	Avail SqFt	Ceilings																			
Building:	79,241	2,911	16																			
Office:		2,911																				
Warehouse:		2,911																				
Retail:		2,911																				

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

Listing courtesy of:

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