



45 HUDSON AVENUE

GLENS FALLS, NY 12801
6,301± SF DOWNTOWN MEDICAL BUILDING

BUILDING HIGHLIGHTS:

Downtown medical building available for sale. 12 exam rooms, 5 private offices, 2 waiting areas, storage, and more. Great corner location at traffic light. 77 Walk Score and 12,740 AADT Traffic Count.



Recent Renovations. Interior fully remodeled and in excellent condition.



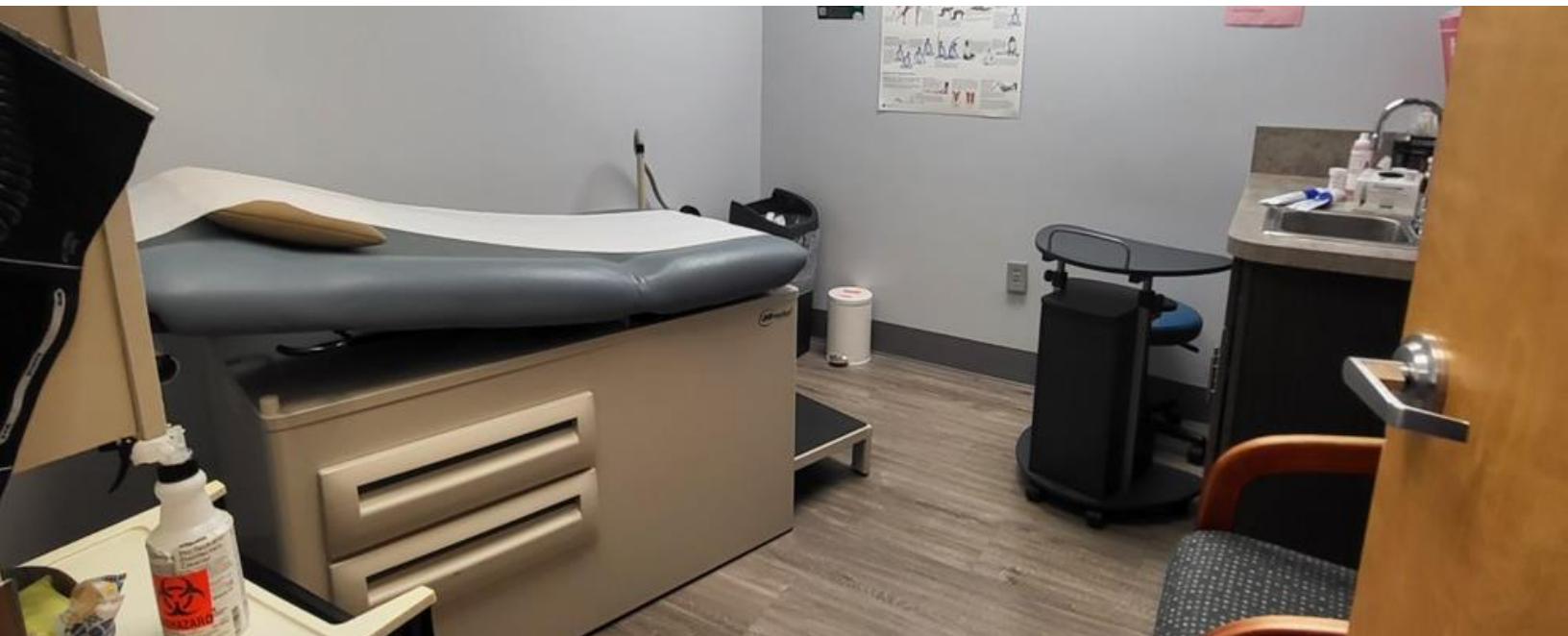
On-Site Parking. Surface lot parking totaling approximately 65 spaces.



Centrally Located. Positioned 0.5 miles from Glens Falls Hospital. Located off Exit 18 of I-87 (Adirondack Northway).



Access to Amenities. Walking distance to restaurants, shops, parks, hotels, and other amenities in Downtown Glens Falls



BUILDING DESCRIPTION



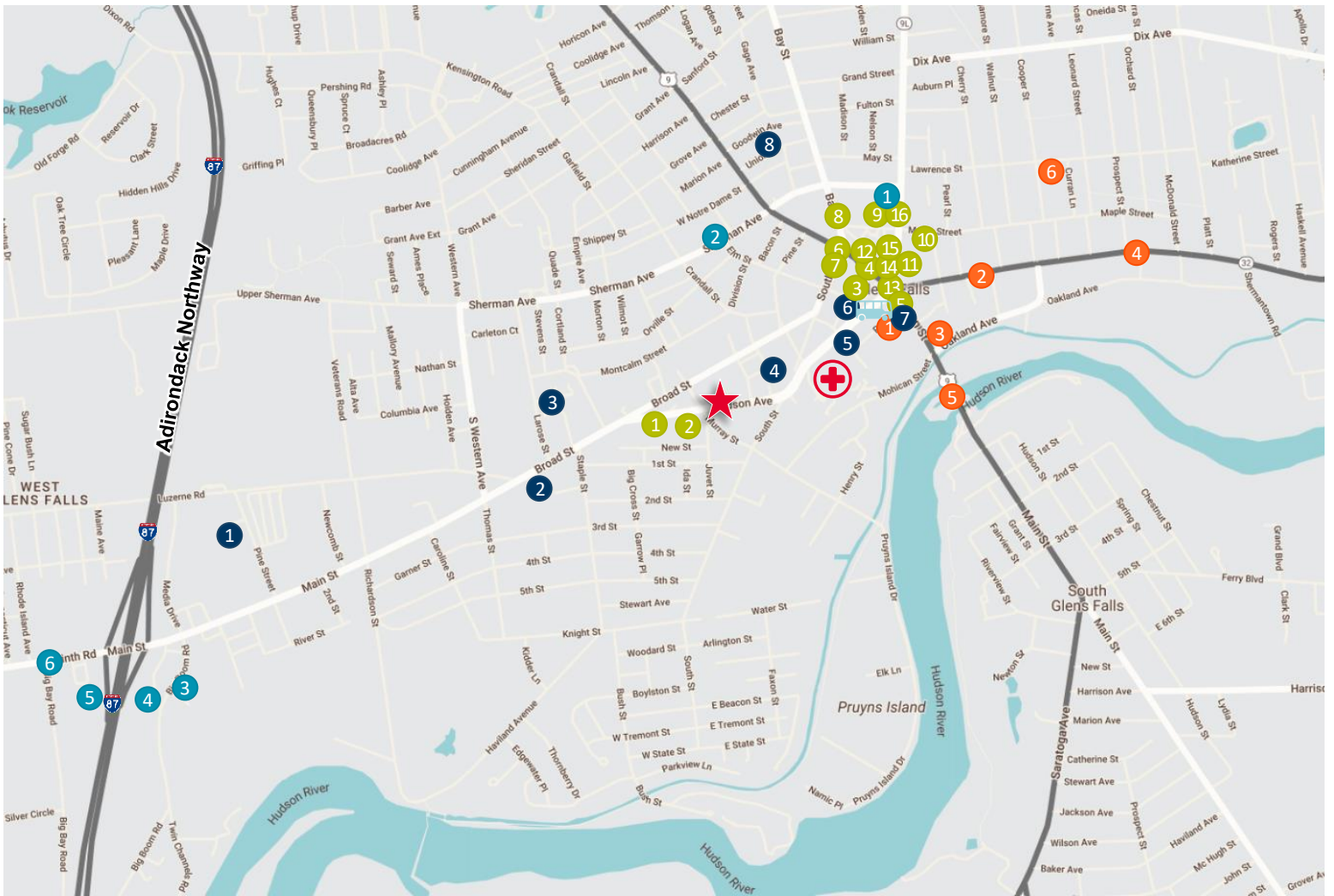
BUILDING FEATURES:

County	Warren	Tax ID	309.35-3-1
Total Building SF	6,301± SF	Frontage	248' (Hudson Ave)
Land Area	0.90± acres	Construction	Wood/Brick Slab on Grade
Current Use	Medical Exam Facility	Roof	Shingle
Year Built	1990 – Upgrades 2014	Zoning	GC1: General Commercial 1
Stories	2 – No Elevator	Taxes	\$28,784 (Est.)
Parking	62± Spaces	HVAC	Central Air GFHA
Clear Height	10'	Utilities	Municipal Water & Sewer

Independently Owned and Operated/ A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LOCATION MAP



 **Glens Falls Hospital**

 **Trailways Bus Depot**

RESTAURANTS

- | | |
|--------------------------|--------------------------|
| 1. Talk of the Town | 9. Park 26 |
| 2. The Grateful Den | 10. Morgan & Co |
| 3. DownTown City Tavern | 11. [pharmacy] restobar |
| 4. Downtown Social | 12. Mikado |
| 5. Rocco's | 13. Raul's Mexican Grill |
| 6. CRAFT on 9 | 14. Gourmet Café |
| 7. New Way Lunch | 15. Radici Kitchen & Bar |
| 8. Laurella's Restaurant | 16. Fenimore's Pub |

HOTELS

- | | |
|---------------------------------------|---------------------------------|
| 1. The Queensbury | 4. Days Inn by Wyndham |
| 2. The Glens Falls Inn | 5. Super 8 by Wyndham |
| 3. Fairfield Inn & Suites by Marriott | 6. Holiday Inn Express & Suites |

APARTMENTS

- | | |
|-----------------------------|----------------------------|
| 1. Pinewood Village | 5. 14 Hudson Apartments |
| 2. Broad Street Commons | 6. The Mill of Glens Falls |
| 3. LaRose Gardens | 7. Glen Street Associates |
| 4. Village Green Apartments | 8. District425 |

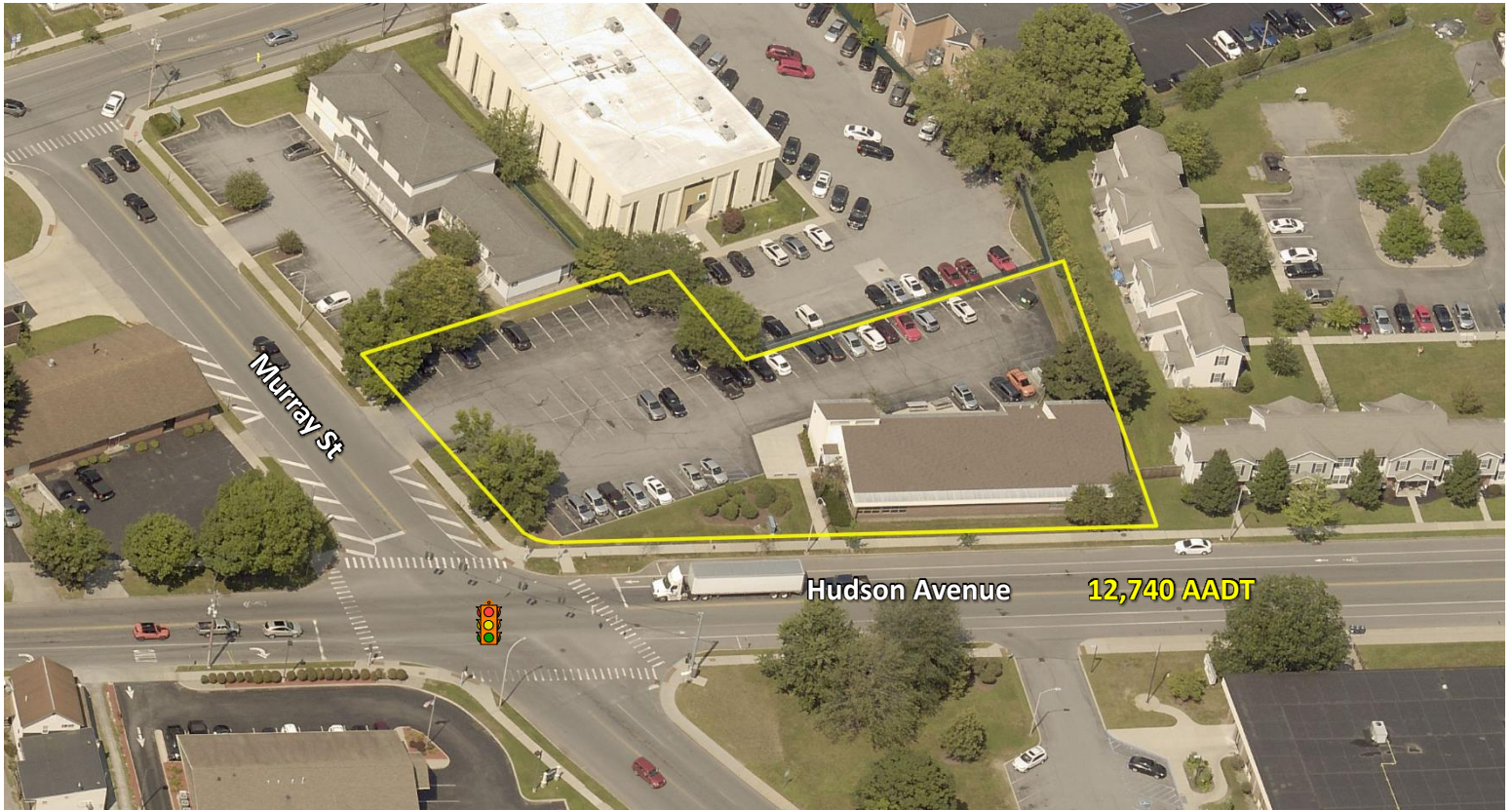
ATTRACTIONS

- | | |
|--------------------------------------|------------------------|
| 1. The Park Theater | 4. The Hyde Collection |
| 2. World Awareness Children's Museum | 5. Cooper's Cave |
| 3. Cool Insuring Arena | 6. The Shirt Factory |

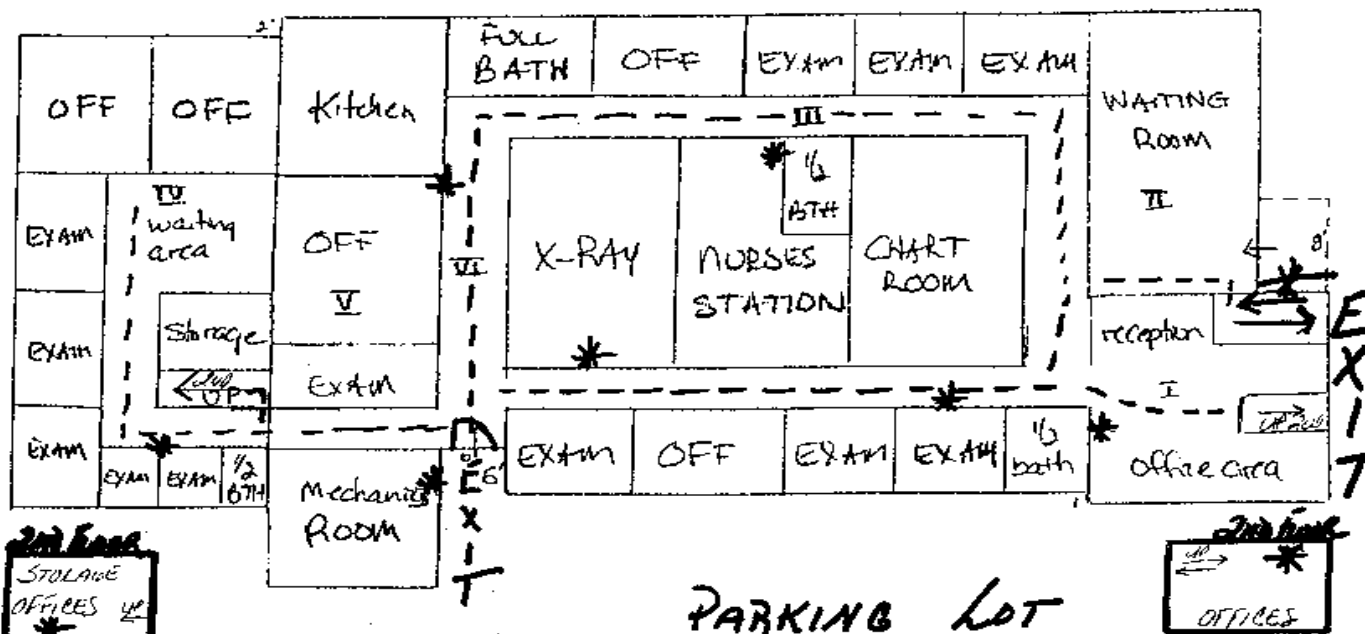
Independently Owned and Operated/ A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

AERIAL | FLOOR PLAN

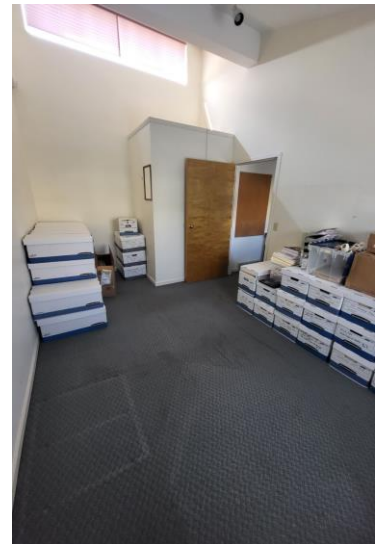
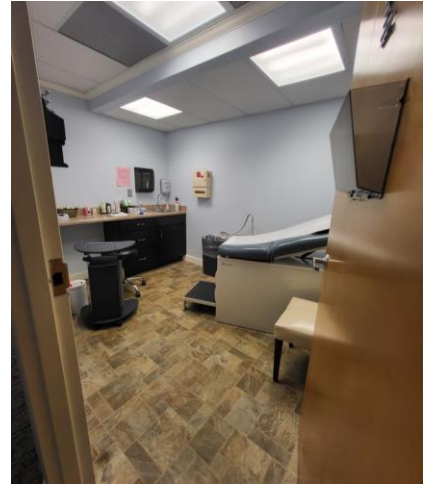


HUDSON AVENUE



* FIRE EXTINGUISHERS

PROPERTY IMAGES



Independently Owned and Operated/ A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR MORE INFORMATION CONTACT:

ADAM FIELD
ASSOCIATE REAL ESTATE BROKER
+1 518 669 9930
AFIELD@PYRAMIDBROKERAGE.COM

APRIL L. MCFEE
ASSOCIATE REAL ESTATE BROKER
+1 518 810 6622
AMCFEE@PYRAMIDBROKERAGE.COM

PYRAMID BROKERAGE COMPANY
40 BRITISH AMERICAN BOULEVARD
LATHAM, NY 12210
PHONE: +1 518 489 9199
PYRAMIDBROKERAGE.COM



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representations as to the condition of the property (or properties) in question.