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Opportunity to purchase a 2 story office building with built-in rent stream!

Excellent rental history with no deferred maintenance issues. This cedar sided building is in a park-like setting, offering tenants relaxing work surroundings. Very convenient location, close to Exit 9, restaurants, shopping and services. Professional tenant mix including an attorney, medical tenants, architecture firm, etc Financial info provided to qualified buyers, with a signed Confidentialiy Agreement.



6 Chelsea Road, Clifton Park, New York 12065

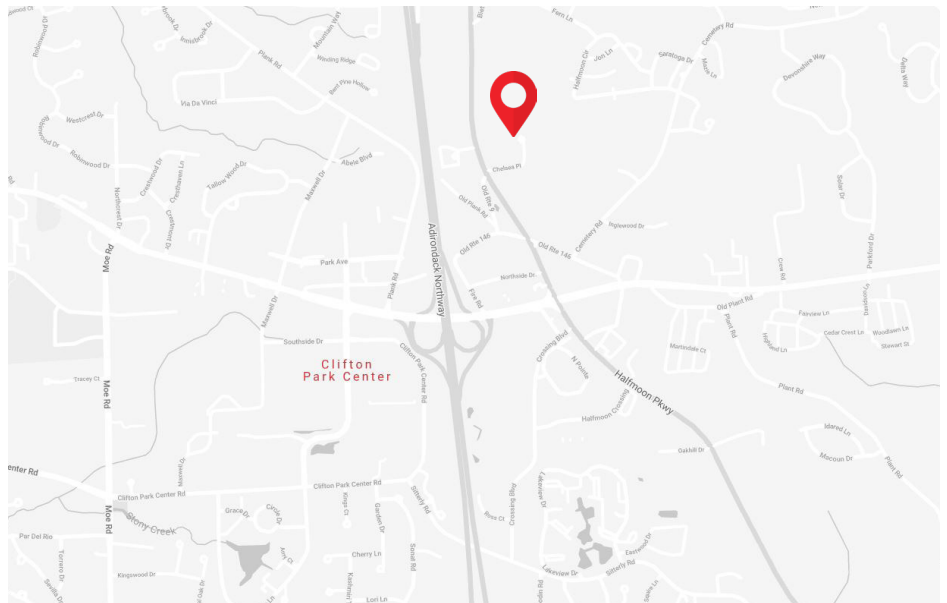
Property Information

\$1,100,000



BUILDING INFORMATION

Building SF:	10,626
Available Office:	900 SF
Zoning:	Commercial
Parcel:	1.01 Acres
Parking:	40 Private
Ceiling Height:	8 ft
Stories:	2
Water:	Private
Heat:	Gas HVAC
A/C:	Central
Construction:	Frame
Roof:	Shingle
Condition:	Excellent



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