

# FOR SALE - SUITABLE OFFICE SPACE AVAILABLE

319 Ushers Road, Clifton Park, New York 12065



## OFFERING SUMMARY

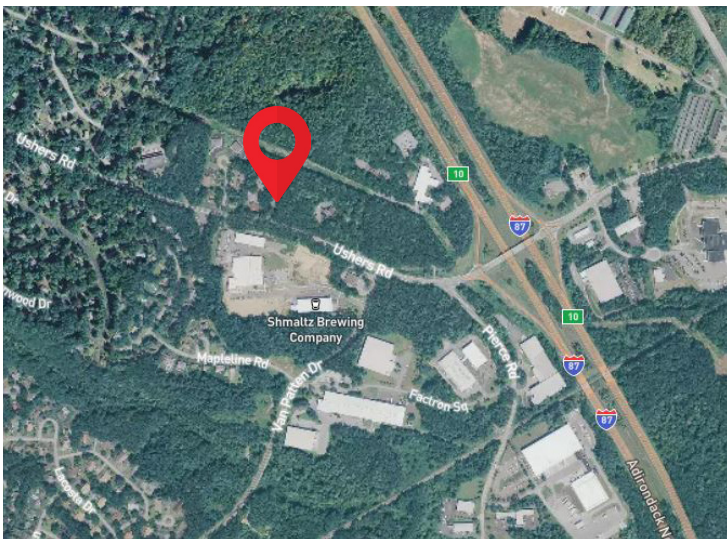
Sale Price:	\$375,000
Building SF:	2,611
Zoning:	Commercial
Parcel:	2.49
Stories:	2
Parking:	12 Private Spaces
Ceiling Height:	8'
Water:	Municipal
Construction:	Frame
Roof:	Shingle
Year Built:	1985
Condition:	Good

## Property Overview

Excellent location, this 2,611 sqft building is on 2.49 acres, 1 minute off the Northway. Current owner has started rehab on building add extra land is available for possible expansion or second building with town approvals. Current layout of building is several smaller suites and large area in the lower level.

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