

# FOR LEASE - MIXED USE OFFICE/RETAIL SPACE

1915 Fifth Avenue, Troy, New York 12180



## OFFERING SUMMARY

1st FL - 4,082 SF:	\$3,400/MO
Additional Rent:	Utilities, Janitorial, Escalations
2nd FL - 1,444 SF:	\$1,200/MO
Additional Rent:	Utilities, Janitorial, Escalations
Zoning:	B4 - Central Commercial
Parcel:	0.44 Acres
Stories:	2
Ceiling Height:	10 - 20 ft.
Heat:	GHW
Roof:	EPDM
Construction:	Masonry
Year Built:	1920
Condition:	Very Good

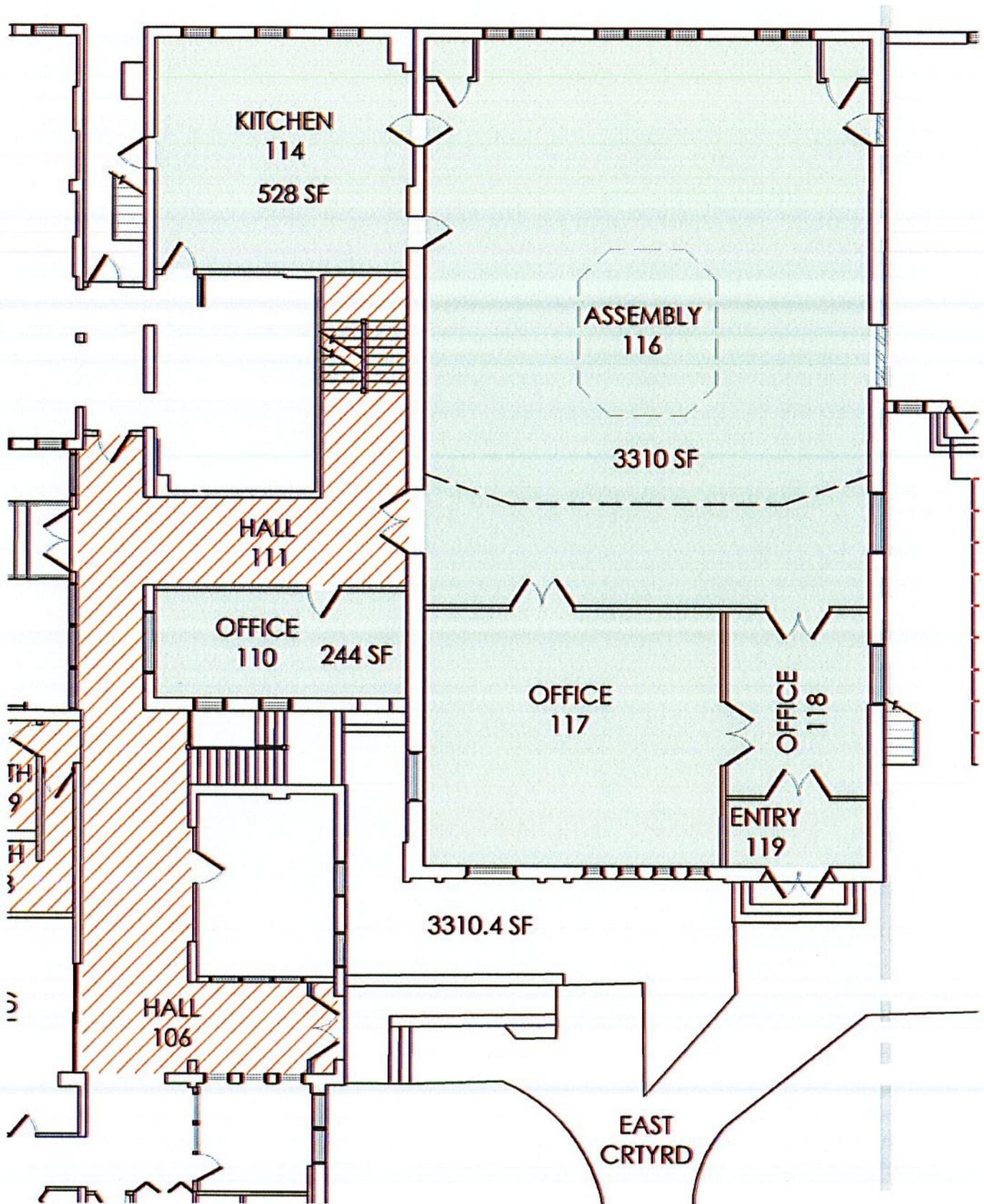
## Property Overview

Beautiful former church fellowship hall includes stained glass windows, soaring ceiling heights of 20' and mezzanine area overlooking the main floor. Works for office, retail or yoga/fitness uses. First floor is 4,082 SF and can be combined w/ 1,444 SF on the 2nd floor for 5,526 SF. Or each suite can be leased separately. Owner-occupant landlord is an engineering firm. Some parking available.



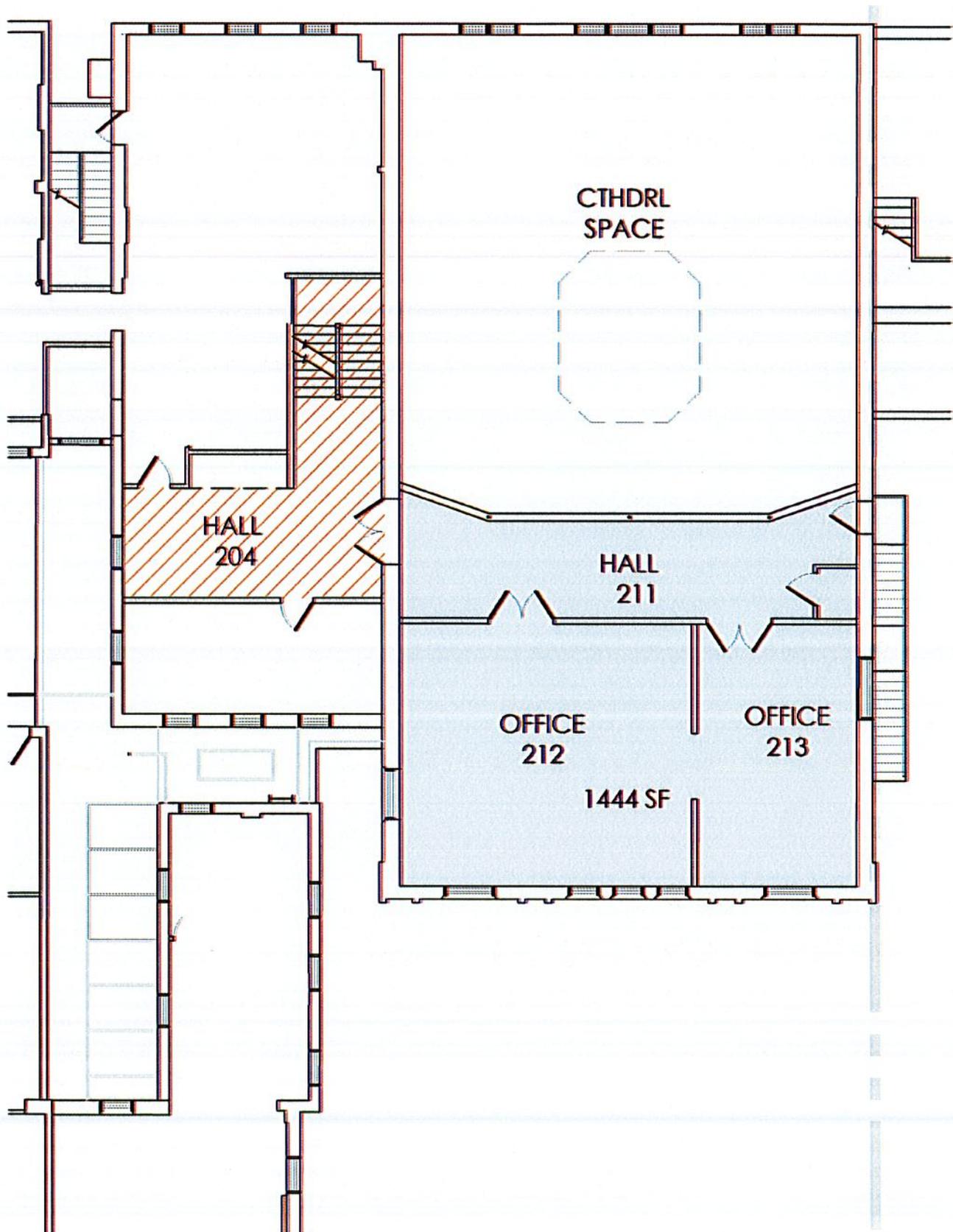
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1ST FLOOR



Approximately 4,082 SF at \$3,400 / MO + Utilities, Janitorial and Escalations

# 2ND FLOOR



Approximately 1,444 SF at \$1,200 / MO + Utilities, Janitorial and Escalations

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