



Your Lake George Real Estate Experts!

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GLOBAL MLS, Inc.

Listing courtesy of: Armida Rose Realty Group

MLS# - 201925635 - Price: \$1,575,000

90 W Campbell Road, Schenectady, NY

Description: Service oriented strip plaza available for sale. 18,000 square feet of class A retail space. Sewer, Gas Water and fiber optics. Strong leasing history. Alina Dellanzo Dental, Vivid Salon, Miracle Ear, Average Joe's Fitness. Directly across from VIA Port Rotterdam and New York State offices with over 800 employees. Excellent ingress and egress to plaza (level of service B+). Reciprocal cross easements from Burger King and Schermerhorn Hollow Village. Access from Putnam Road and Campbell Road and Schermerhorn Hollow Village. High visibility and highly accessible from interstate. Shovel ready pad site adjacent to plaza not included in this price. Pad site is available for \$300,000 additional. Traffic counts of over 20,000 AADT. 400 feet of frontage along West Campbell Road

Acres: 2.61

Property Type: Commercial

Water: Public

Basement: Slab, None

County: Schenectady

Zoning: Commercial

Above Ground Square Feet: 17386

School District: Schalmont

Sewer: Public Sewer

Exterior: Block, Drywall, Stucco

Cooling: Other

Town: Rotterdam

Estimated Taxes: \$48,513

Heat: Forced Air

Exterior Features: Outdoor Furnace

Parking Spaces: 70



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