



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: NAI Platform LLC

MLS# - 202316823 - Price: \$175,000

1302 Park Boulevard, Troy, NY

Description: Well maintained medical office building has a large waiting room with a vault ceiling, a reception desk and clerical station, 5 exam rooms, a laboratory, a lead-lined x-ray room, an executive office, a physical therapy room, a kitchenette, two bathrooms, and a large basement with shower. Impressive mechanicals include a Generac generator, Guardian 20 KW and a new Hikvision video security system. The asphalt roof was replaced in 2015. Landscaping was updated in 2022. A brick sidewalk traverses the entire front of the building. The 12 car parking lot is maintained by the hospital. The building sits on a ground lease requiring a fee of \$300 per month to the hospital. There are 28 years remain on a 60 year lease. The building is ideal for a medical facility, nonprofit or small business.

Acres: 0.05

Property Type: Commercial

Water: Public

Basement: Slab, Unfinished

Cooling: Central Air

Above Ground Square Feet: 2298

School District: Troy

Sewer: Public Sewer

Exterior: Brick

Parking Spaces: 12

Town: Troy

Estimated Taxes: \$18,801

Heat: Electric

County: Rensselaer



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