



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Armida Rose Realty Group

**MLS# - 202320945 - Price: \$2,150,000**

78 W Campbell Road, Schenectady, NY

**Description:** Investment opportunity in Schermerhorn Hollow Village. Located next to BJ's Warehouse. Current tenant is Dollar Tree with triple net lease. NEW 7 YEAR LEASE IN PLACE THROUGH 2030 WITH 2 RENEWAL OPTIONS! Excellent accessibility from I890. Traffic Count: 20,000+ AADT. Located directly across from VIA Port Rotterdam. New York State offices with 800+ employees is adjacent. Less than a mile from GE plant. Site offers municipal water/sewer, fiber. Can be sold with other adjacent properties in the plaza. Plenty of parking with great visibility. Priced at a 5% cap rate.

**Acres:** 1

**Property Type:** Commercial

**Water:** Public

**Basement:** Slab

**Cooling:** Central Air

**Above Ground Square Feet:** 15470

**School District:** Schalmont

**Sewer:** Public Sewer

**Exterior:** Block, Stucco

**Parking Spaces:** 471

**Town:** Rotterdam

**Estimated Taxes:** \$40,000

**Heat:** Natural Gas

**County:** Schenectady

**Zoning:** Commercial



**Daniel Davies**  
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