



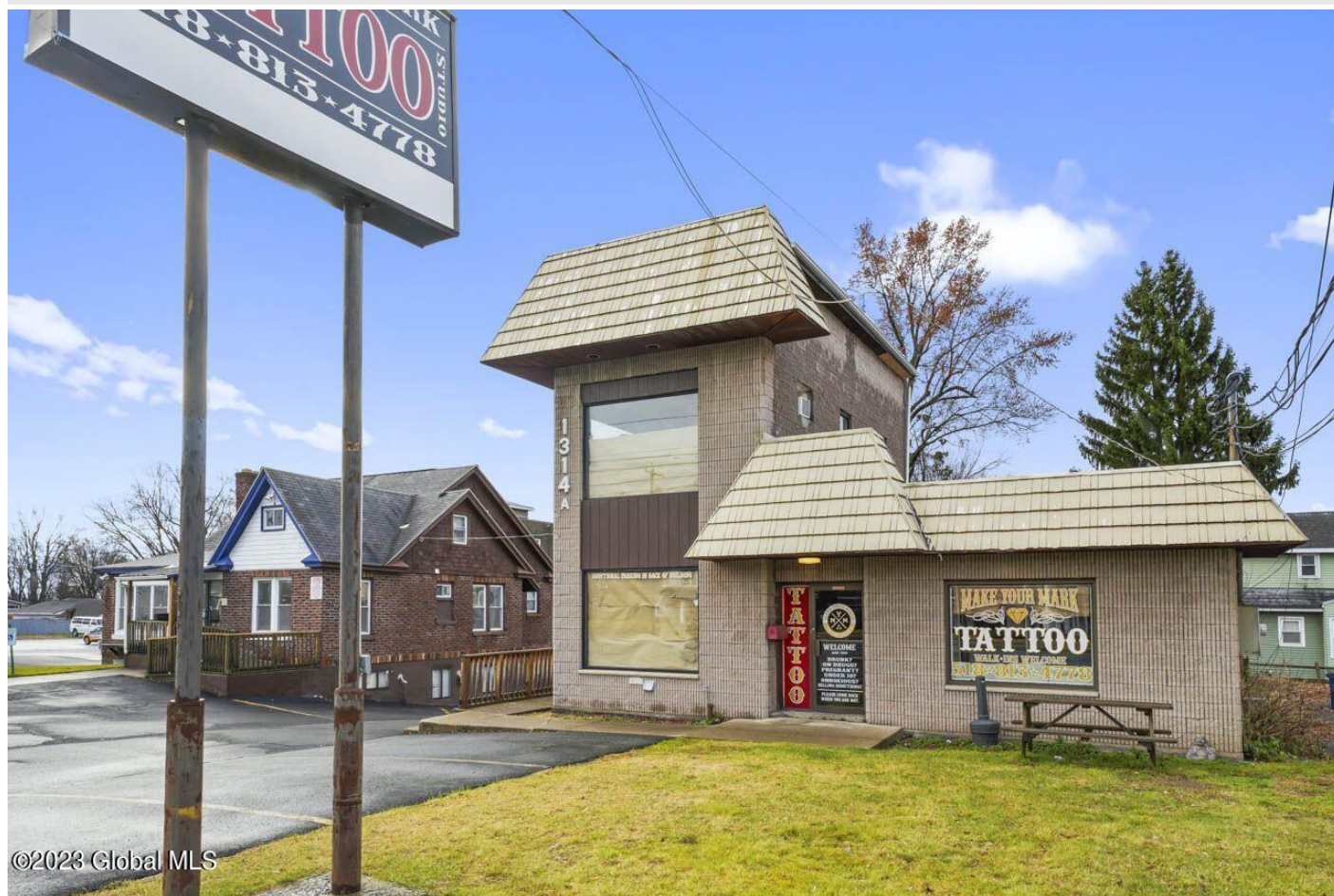
Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: New Scotland Realty

MLS# - 202329756 - Price: \$925,000

1314a Central Avenue, Colonie, NY

Description: ****BEING SOLD AS PACKAGE WITH 1314A CENTRAL AVENUE**** Presenting an opportunity to acquire a strategically positioned package deal comprising two adjacent commercial buildings along the bustling Central Ave retail corridor. 1314 Central, currently occupied, the upstairs tenant is paying \$1,400/month with rent increases to \$1,800 in year 2 and \$2,000/month in year 3. The lease is structured as a 1 year lease with two 1-year options. The downstairs tenant is paying \$1,200/month with annual 2.5% rent increases. This is a 3 year lease ending in 2027. The property also holds potential for multi-family conversion. 1314A Central is occupied by a reputable tattoo parlor tenant with a solid 15-year history, and basement is leased to a plumber with 5-year tenancy.

Acres: 0.21

Property Type: Commercial

Water: Public

Basement: Finished

Cooling: Central Air

Above Ground Square Feet: 3478

School District: South Colonie

Sewer: Public Sewer

Exterior: Brick

Parking Spaces: 25

Town: Colonie

Estimated Taxes: \$7,506

Heat: Forced Air

County: Albany

Zoning: Mixed



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