



Your Lake George Real Estate Experts!

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Listing courtesy of: Mohawk Mills Real Estate Group

MLS# - 202413842 - Price: \$589,000

2 Guy Park Avenue, Amsterdam, NY

Description: Opportunity knocks at this 5,537 sq/ft Downtown Office Building. Endless possibilities for Professional Office, Medical Building, or turn-key take over for this CoWorking Site. This building has undergone a complete overhaul! Not a thing was overlooked! Gorgeous design, bright and well lit office spaces, modern feel offering central meeting area and privacy! Total of 17 private offices each w/ programmable key pad entry, conference room, full kitchen, and so much more! An abundance of on-site parking. Low overhead with opportunity for 13.7% Cap Rate at full occupancy!!! 4 Brand new High efficiency furnaces w/ heat pumps, central air, new wiring, new lighting, new water heater, 24/7 security system, key fobbed access, and more! Long term NNN lease Considered- Broker owned

Acres: 0.36

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Montgomery

Zoning: Commercial

**Above Ground Square
Feet:** 5537

School District: Amsterdam

Sewer: Public Sewer

Basement: None

Cooling: Central Air

Interior Features: High Speed
Internet, Wired for Sound, Built-in
Features

Town: Amsterdam

Estimated Taxes: \$8,724

Heat: Forced Air, Heat Pump,
Natural Gas

Exterior: Block

Parking Spaces: 21



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