



Your Lake George Real Estate Experts!

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Listing courtesy of: Levack Real Estate Inc

MLS# - 202620022 - Price: \$15
45 Hudson Avenue, Glens Falls, NY

Description: Professional office for lease. This 6,301 square foot building is under new ownership and has been split into two equally sized offices. The west side will be an owner-occupied orthodontic office. The east side 3,352 sq. ft. space is available for lease at \$6/sq.ft NNN. This office can be rented as medical space or converted to general office. Tenant improvements commensurate with lease rate and term. Excellent opportunity to design your perfect space. Minutes to the Glens Falls Hospital and the central business district. Ample private off-street parking. This is a NNN lease offering. Estimates available from listing broker.

Property Features

Acres: 0.9

Town: Glens Falls

Estimated Taxes: \$1

Sewer: Public Sewer

Property Style: Office

Exterior: Frame, Fiber Cement

County: Warren

Parking Spaces: 40

Units: 3352

Above Ground Square Feet: 6301

School District: Glens Falls

Water: Public

Heat: Forced Air, Zoned

Basement: Slab, None

Exterior Features: Lighting

Cooling: Central Air

Zoning: Commercial

Interior Features: Built-in Features, DSL Internet



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