

# FOR SALE

1875 State Street  
Schenectady, NY



Retail

- Currently Latham Paint
- 5,880 SF
- 10 yrs old
- 2 roof top HVAC units
- Newer rubber roof at rear of building
- Separate electric panel
- Gas/electric meter
- Overhead door at rear
- 15 car parking



Two family or office

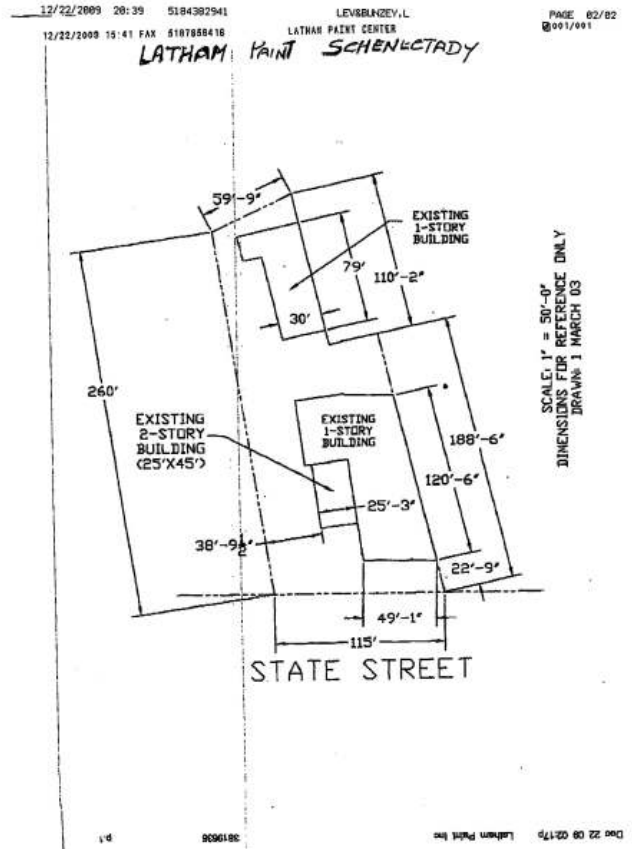
- 2,250 SF
- 1st Fl: 2 BR, kitchen, small living room
- 2nd Fl: 2 BR, kitchen, large living room
- Apts rent for \$650/mo
- Insulated attic
- Electric heat
- Window A/C units
- Separate utilities
- Furnace in basement of store for first floor



Warehouse

- 2,370 SF
- 20' ceilings
- Oil heat
- 1 overhead door
- 1 loading dock

\$297,500



Located just west of the Mohawk Commons, this property includes a retail building, attached two-family building and a warehouse building.

Tax ID #: 60-2-33

- Taxes: \$16,976
- Assessed value: \$271,300; Full value: \$423,906
- Zoned: 05 Commercial
- Acres: .3696
- Traffic count: 11,591

Web Site: [www.huntcommercial.com](http://www.huntcommercial.com)

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



COMMERCIAL