



COMMERCIAL

TL Metzger & Associates, LLC.

418 Broadway, 3rd Floor
Albany, New York 12207

FOR SALE

6-8 Wolfert Ave Menands, NY



For Sale: \$1,100,000

For Lease: \$12-\$14 SF

- **18,075 SF Building**
 - 15,800 SF office
 - 2,275 SF warehouse
- **1188 SF basement (file storage)**
- **Roof warranty thru 2012**
- **Fully ADA compliant**
- **Completed renovation in 2002**
 - new windows
 - HVAC
 - roof
 - all mechanicals
 - all interiors
- **CAT 5E/phone cabling entire building**
- **Security system— buzzers and cameras**
- **5 electric & gas meters**
- **.72 acres**
- **TAX ID: 66.5-3-10**



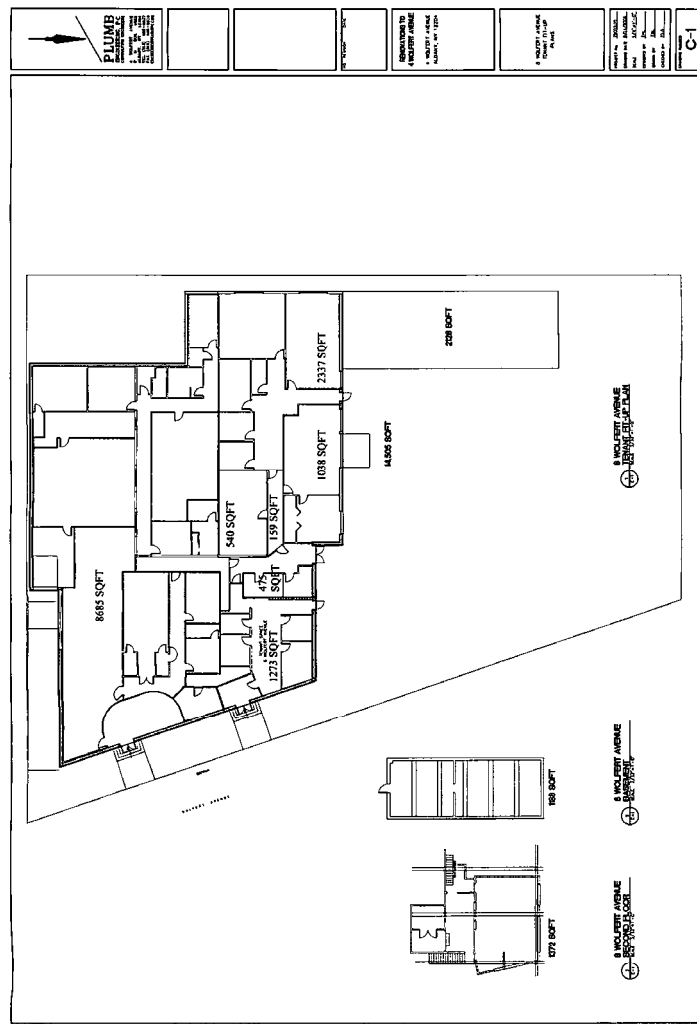
**Centrally Located!
Office Building and Warehouse
for Sale or Lease**

Tracy Metzger
(518) 426-5211x 103
tmetzger@huntcommercial.com

www.huntcommercial.com

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6-8 Wolfert Ave
Menands, NY



Web Site: www.huntcommercial.com

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