

6 & 8 Wolfert Avenue, Menands

Centrally located! Office Building w/ Warehouse For Sale or Lease

- 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
- Annual Taxes: \$33,750

TRACY METZGER
PRINCIPAL BROKER



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For Sale: \$1,100,000
For Lease: \$12-\$14 SF

Ideal for single users or multiple tenants



**I 787 to exit 6, Menands, left on
Broadway, right on Wolfert Avenue**

All information deemed reliable but not guaranteed.



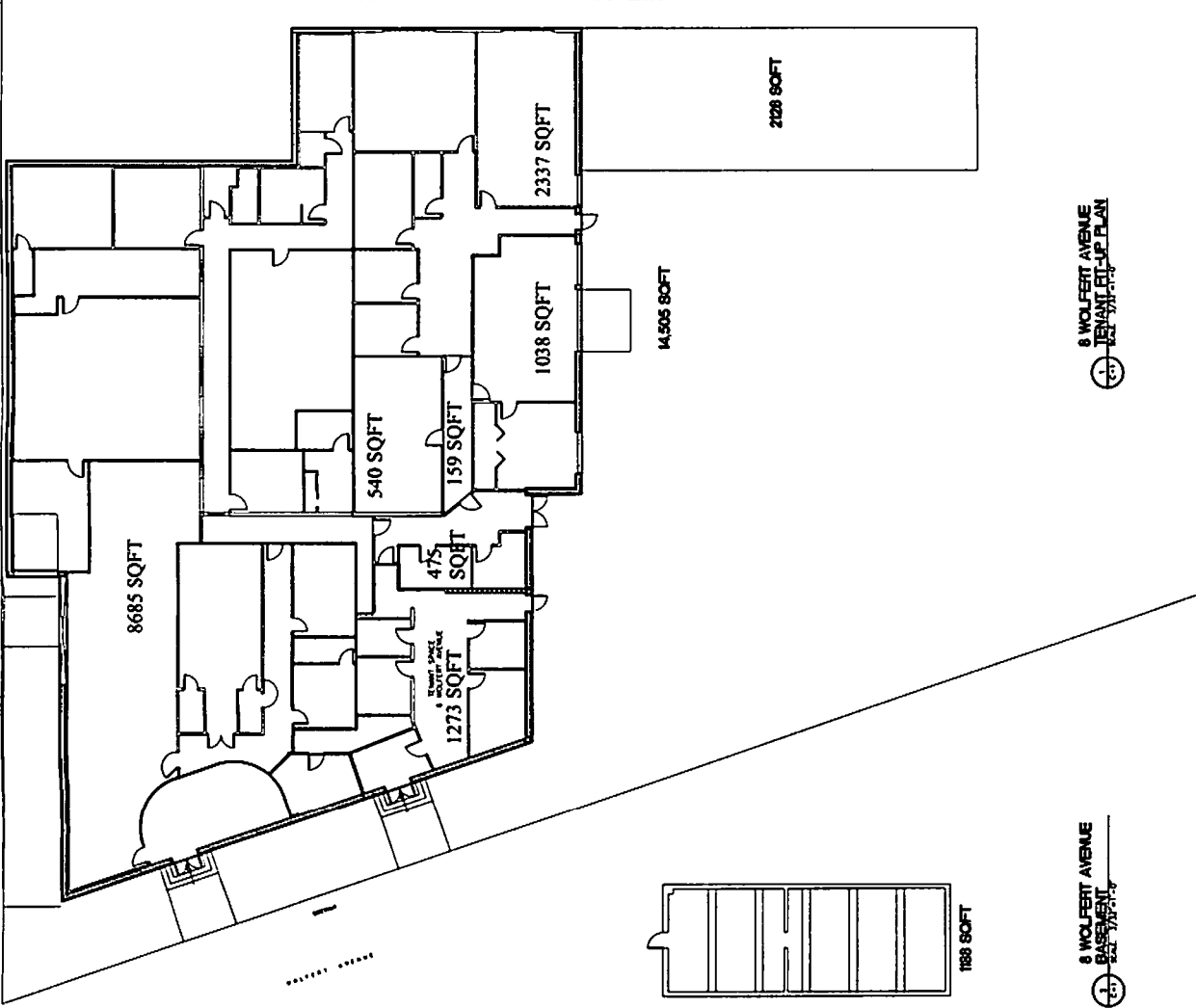
PLUMB
 ENGINEERING, P.C.
 CONSULTING ENGINEERS
 6 WOLPERT AVENUE
 ALDAMY, NY 11724
 TEL: (516) 338-1200
 FAX: (516) 338-1202

RENOVATIONS TO
 4 WOLPERT AVENUE

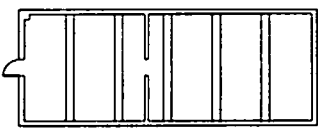
8 WOLPERT AVENUE
 TENANT FIT-UP
 PLANS

PROJECT No. 202103
 DRAWING TITLE: ADDITIONAL
 TOTAL: 10/21/21
 DESIGNED BY: JJA
 DRAWN BY: JJA
 CHECKED BY: JJA

DATE: 10/21/21
 SHEET NO.: C-1

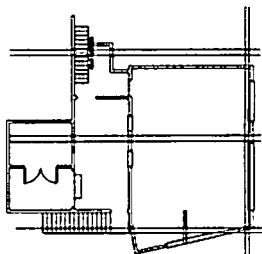


8 WOLPERT AVENUE
 TENANT FIT-UP PLAN



1888 SQFT

8 WOLPERT AVENUE
 BASEMENT



1372 SQFT

8 WOLPERT AVENUE
 SECOND FLOOR