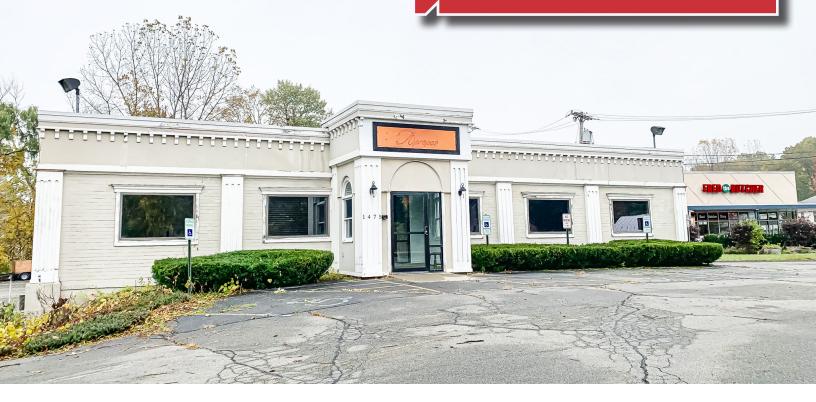


For Lease | \$16.50/SF

4,010 SF High Traffic Retail Location



1475 Route 9, Clifton Park NY

Building Information

High traffic retail location that was home to a popular restaurant for decades. 4,010 SF retail space with 1,900 +/- SF of basement storage with walkout access for deliveries. Most major commercial kitchen equipment and refigeration are in place. Exhaust hood and ansul system in place. Highly visible corner with close to 20,000 vehicles per day traffic count. Potential to add exterior seating. Land lease potential at \$70,000 per year NNN. LBO to be present at showings.





James "Jay" Verro, CCIM Associate Broker c: 518 369 5048 o: 518 465 1400 ext. 214 iverro@ccim.net

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

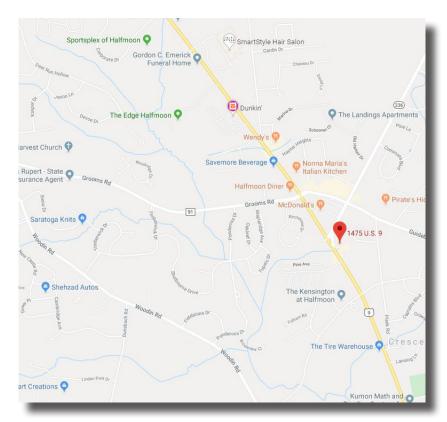
14 Corporate Woods Boulevard, Suite 100 Albany, New York 12211 +1 518 465 1400

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1475 Route 9, Clifton Park NY



Building Information

Total SF: 4,010 SF Retail SF: 4,010 SF

Zoning: C-1 Commercial

Acres: 1.47

Parking: 90 Private

Ceiling Height: 9 ft.

Water: Municipal

Sewer: Yes
Construction: Frame
Roof: Rubber
Condition: Very Good

Directions

Northway to Exit 8A, East on Grooms Rd. to Rt. 9 then South on Rt. 9 to 1475 on the left just past Rt. 236 and traffic light. Property opposite of Walgreens.



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