

FOR SALE

300 FOURTH ST, TROY, NEW YORK



Available Space

- Freestanding single story building with 15+ private onsite parking on Route 4 in South Troy. Operating as South Troy Health Center Primary Care for Samaritan Hospital.
- Fully code compliant and ADA accessible. Building is in excellent condition. Located on Route 4 just north of Jefferson. On CDTA bus route.
- Zoned R 4 Urban Neighborhood Residential Medium-High Density which lends site to a multitude of commercial uses.
- Occupancy: Subject to Board approval and relocation of existing primary care office anticipated mid-2011

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Offered at: ~~\$279,000.00~~ **REDUCED \$259,000**

Site Statistics

- Building : 2700 square feet
- Site: 75' frontage x 130' depth
- Parking: 15 car private lot + street parking
- Utilities: Municipal water & sewer
Gas & Electric provided by National Grid
240 volt 200 amp 3 phase electric service
Gas Hot air heat, Central Air

Demographics

	1 MILE	2 MILE	3 MILE
POPULATION	19,333	47,699	70,192
AVG. HH INCOME	\$47,921	\$52,582	\$56,445
MEDIAN AGE	32.9	35.1	36.3



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