

FOR SALE

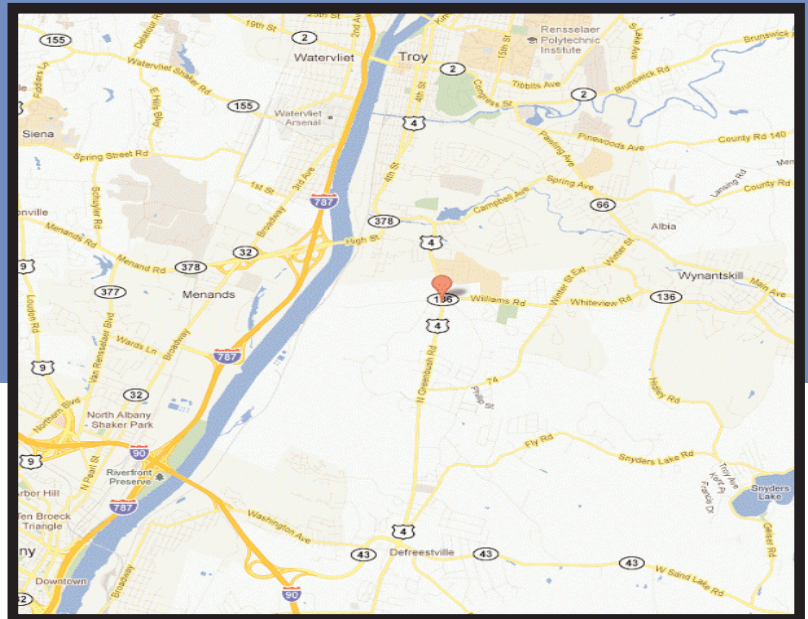
76 NORTH GREENBUSH ROAD
TROY, NY 12180



Offered for sale is the 3,100 sq ft On-Call Medical office building located at the signalized intersection of Route 4 and Glenmore Road just south of Hudson Valley Plaza, HVCC and across from LaSalle. The property includes 76 N Greenbush Rd and 9 Glenmore Road, a single family rental. There are 38 parking spaces for the office building. The site is .94 acres with over 212' frontage on Route 4. This site is well suited for any professional office user or as a redevelopment site.

Located in the Town of North Greenbush with a Troy zip code.
Corner location with signalized intersection.
Growing area.

Excellent opportunity for redevelopment
Zoning: PBD & RS
.94 acres with 212' frontage on Route 4/N Greenbush Rd.
Office building is in excellent condition.
New roof 2010.
Fully ADA compliant and handicap accessible
Utilities: Municipal water and sewer
Gas and electric supplied by National Grid
Abundant onsite parking for 38 vehicles



TRAFFIC COUNT

20,563 AADT

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	4,692	22,587	55,191
AVG. HH INCOME	\$52,847	\$53,134	\$56,979
MEDIAN AGE	40.8	40.0	40.2

PRICE

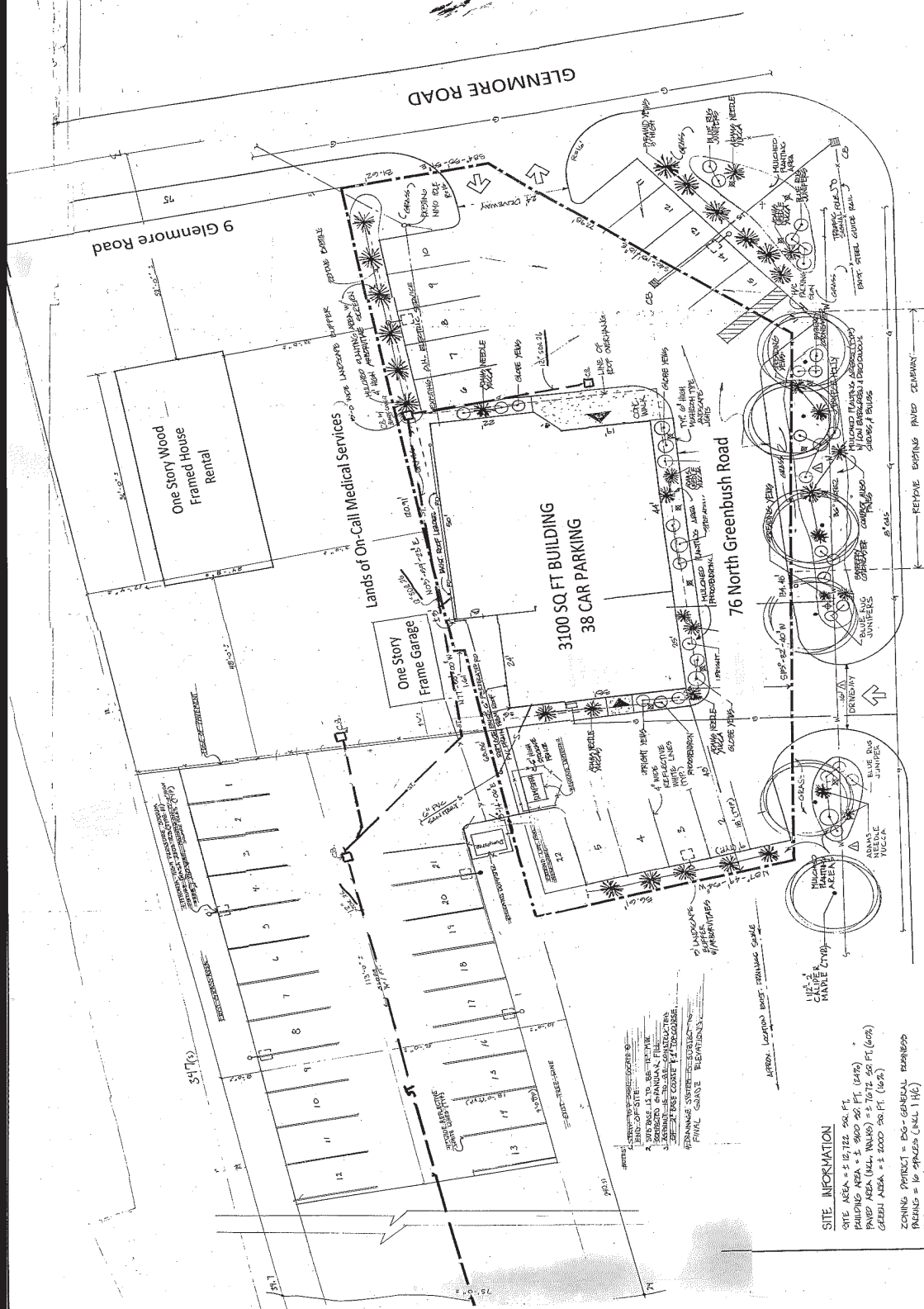
\$599,000



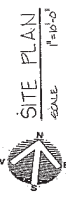
1828 WESTERN AVENUE
ALBANY, NY 12203, (518) 456-5440
FAX: (518) 456-5448
WWW.IKONREALTYGROUP.COM

CONTACT
PATRICIA HAINES
PHAINES@IKONREALTYGROUP.COM
(518) 456-5440 EXT. 14





U. S. ROUTE 4



SITE INFORMATION

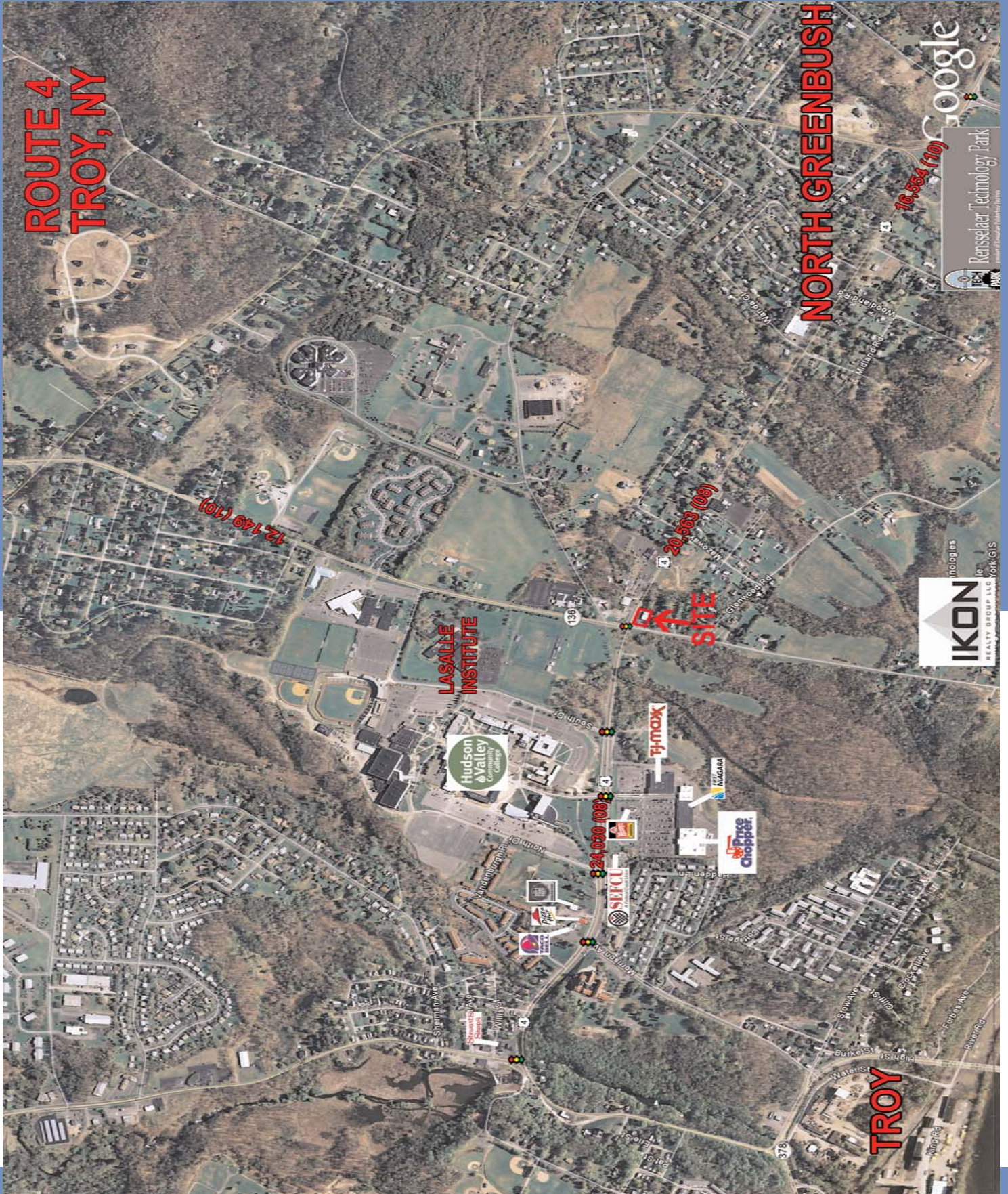
SITE AREA = 10,782 SQ. FT.
 BUILDING AREA = 3,100 SQ. FT. (28%)
 PARKING AREA (TOTAL) = 3,800 SQ. FT. (35%)
 GREEN AREA = 3,882 SQ. FT. (37%)

ZONING DISTRICT = PG - GENERAL BUSINESS
 PERMITTED USES = 10 USES (INCL. 1 THRU 4)
 PROHIBITED USES = 4 USES (INCL. 5 THRU 8)
 HOURS OF OPERATION = 9 AM TO 6 PM WEEKDAYS

TYPICAL EDWARDS - MEDICAL WASTE SPREAD IN
 CONFORMANCE WITH THE
 REGULATIONS OF THE
 FRAME LEAKAGE NUMBER

- GENERAL TOUCH IN CHESTNUT
 FOR PARKING AREA (SEE WORK
 BY POINT HOUSE)

76 NORTH GREENBUSH ROAD TROY, NEW YORK 12180





COMMENTS
