

For Sale or Lease
2500 Western Avenue Guilderland, NY
1.42 Acre Re-Development Site
Approved for Office/Medical/Retail Building

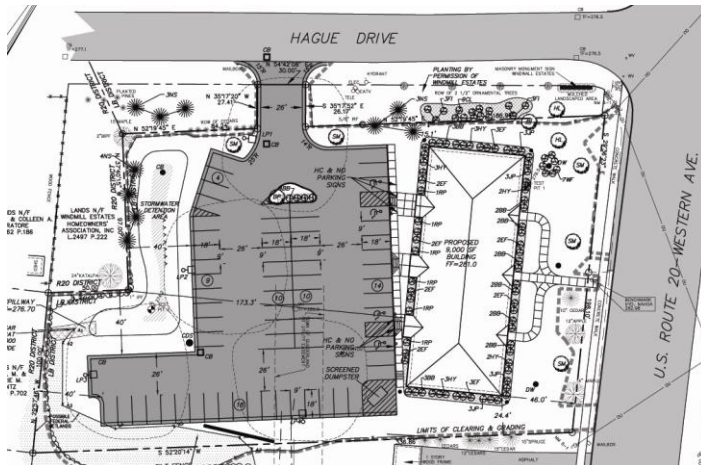


2500 Western Avenue Guilderland, NY
(Corner of Western and Hague Drive)
MLS #: 201100002 and 201100295

Property fully approved for 9,000 sq/ft single story building with 67 parking spaces. Can do up to 4500 sq/ft of medical space. Will build to suit or sell.

Property and Approvals Offered For Sale at \$450,000

Lease Rates To Be Negotiated.



Size: 1.42 acres
Zoned: Guilderland L.B .
Construction: Wood Framed
Heat: Gas forced air, separate utilities.
Roof: Shingled
Parking: Private lot with 67 spaces
Lease Term: 5 year minimum
Rate: TBD based on build-out and term
Sale Price: \$450,000

Contact Michael J. Crisafulli (518) 694-9190 ext:102



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