

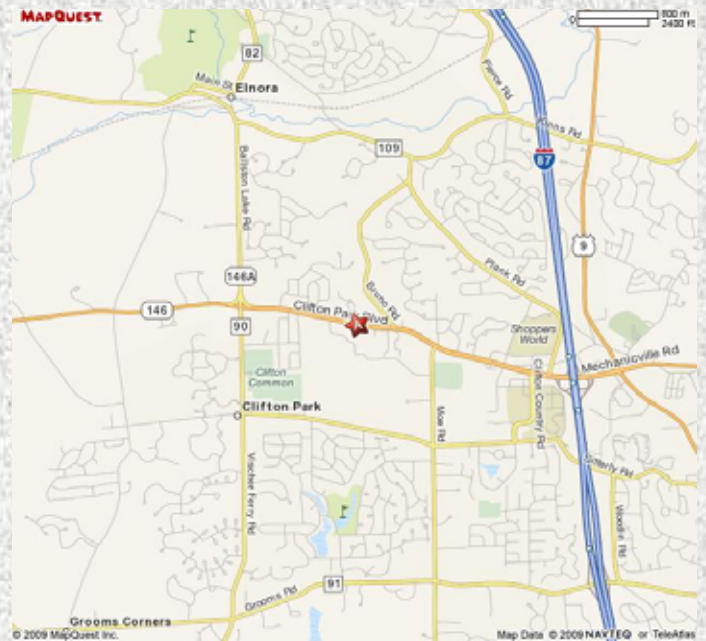
INVESTMENT OPPORTUNITY



950-956 ROUTE 146 CLIFTON PARK, NY

- 19,820 TOTAL SF
- 4.44 ACRES
- BUILT BETWEEN 2002/2006
- EASY ACCESS TO NYS I-87
- QUALITY TENANTS
- UPSIDE THROUGH THE ADDITION OF 4TH BUILDING—FOUNDATION COMPLETED
- GREAT LOCATION ON BUSY ROUTE 146
- PLENTY OF PARKING
- FULLY LEASED
- CURRENT OWNER WANTS TO REMAIN AS A TENANT FOLLOWING A SALE
- FINANCIALS AVAILABLE - CONTACT US FOR MORE INFO

AVAILABLE FOR SALE AT
\$3,750,000



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