

**FOR
SALE**

1338 UNION STREET

SCHENECTADY, NEW YORK 12308

HISTORIC "DOCTOR'S ROW" MANSION



+/-5,043 SF SINGLE-TENANT PROFESSIONAL OFFICE BUILDING

CURRENTLY OCCUPIED BY A PROFESSIONAL LAW FIRM

LOCATED JUST STEPS FROM UNION COLLEGE AND CENTRAL PARK

EIGHT (8) VEHICLE ON-SITE SURFACE PARKING LOT IN REAR

(8) PRIVATE OFFICES, RECEPTION, (2) CONFERENCE ROOMS AND KITCHENETTE

MAGNIFICENT HISTORIC ARCHITECTURE

PROMINENT CORNER LOT WITH SPACIOUS BACKYARD

OWNER OCCUPIED AND EXTREMELY WELL MAINTAINED

ABILITY TO ADD ADDITIONAL OFFICE OR RESIDENTIAL SPACE ON 3RD FLOOR

PRICED SIGNIFICANTLY BELOW REPLACEMENT COST

UNIQUE LIVE-WORK OPPORTUNITY

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

KYLE BRADLEY, CPA

NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
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FOR SALE

\$379,000

\$75.15 PSF



Adding Value Through Professional Real Estate Services

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**PROPERTY
DETAILS**

- +/-5,043 TOTAL SQUARE FEET
- +/-0.46 ACRES
- THREE (3) STORIES PLUS FULL BASEMENT
- TWO-FAMILY RESIDENTIAL DISTRICT ZONING (R-2)
- COMPLETELY RENOVATED IN 1996
- MASONRY CONSTRUCTION
- ASPHALT SHINGLE ROOF (1996)
- TOTAL ANNUAL REAL ESTATE TAX: \$11,536.14 (\$2.29 PSF)
- MUNICIPAL WATER & SEWER
- 100' OF FRONTAGE ALONG UNION STREET
- EIGHT (8) VEHICLE ON-SITE PRIVATE PARKING LOT IN REAR



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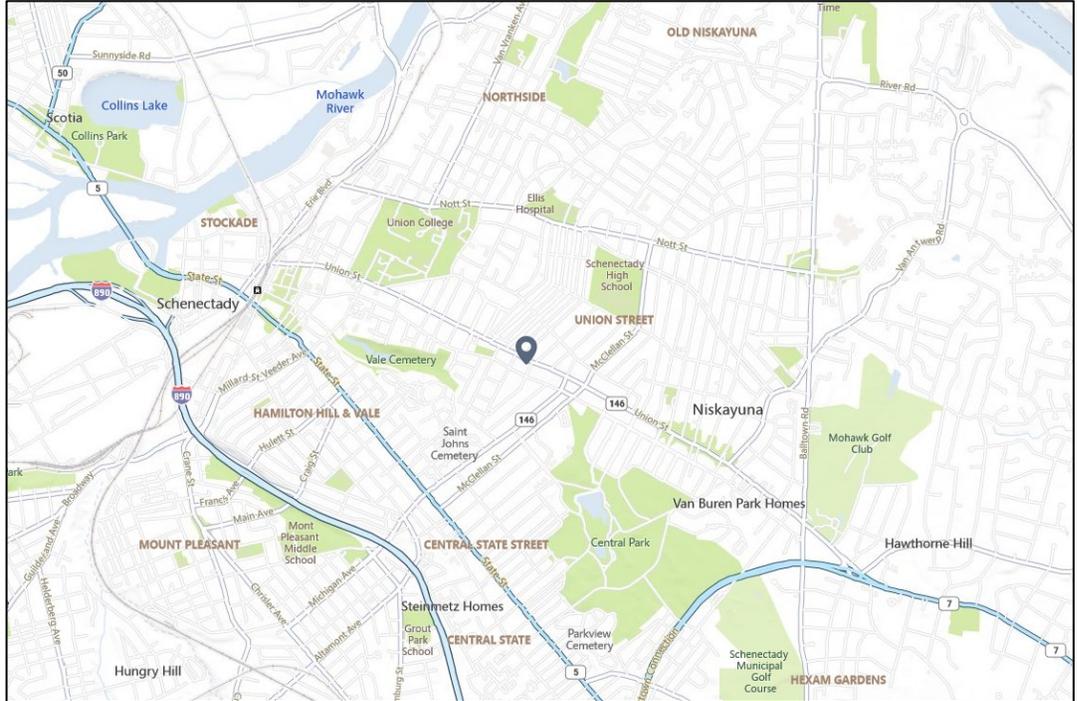
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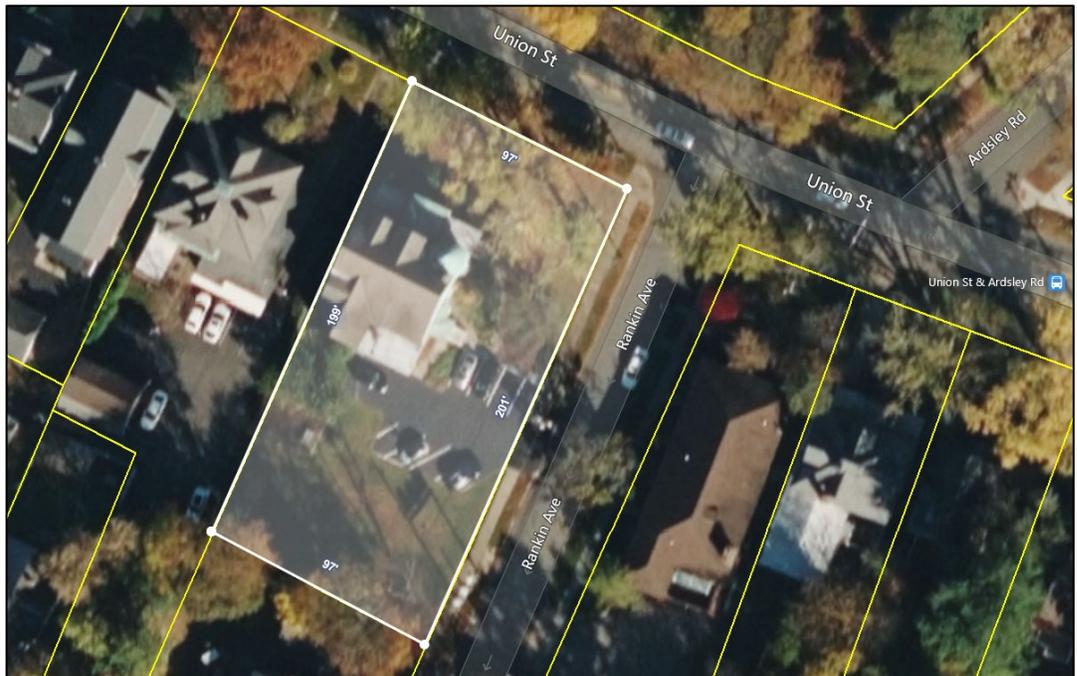
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LOCATION



TAX MAP



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EXTERIOR
PHOTOS



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INTERIOR
PHOTOS



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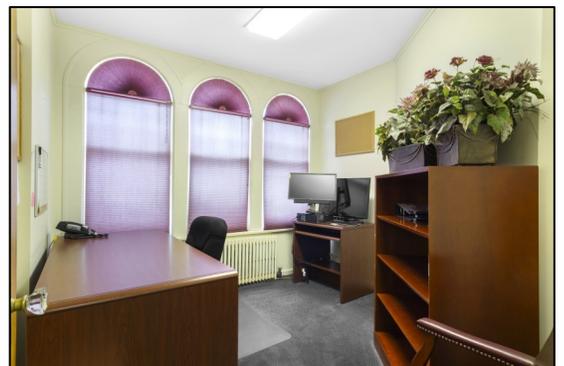
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INTERIOR
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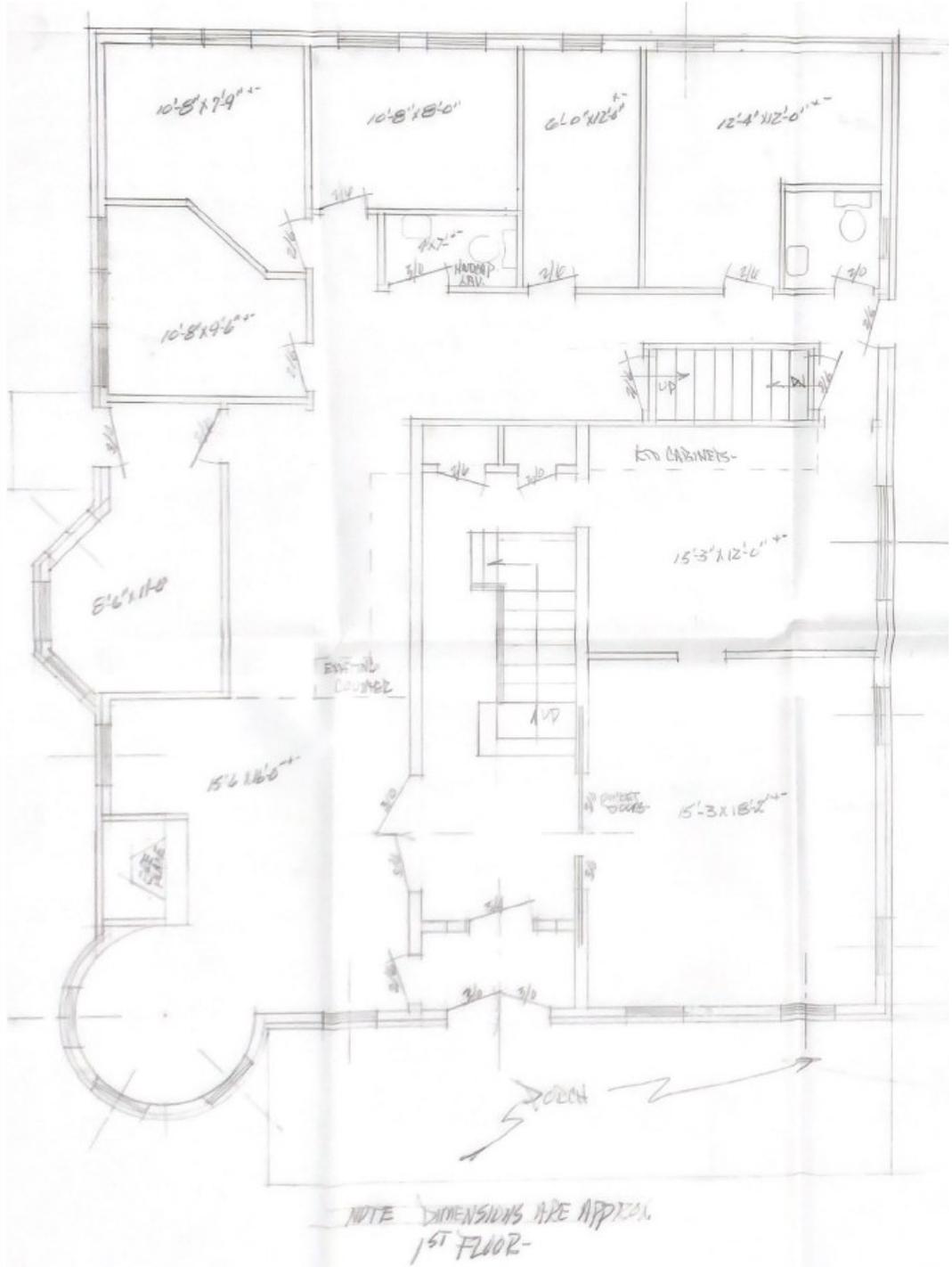
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FIRST
FLOOR



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SECOND
FLOOR



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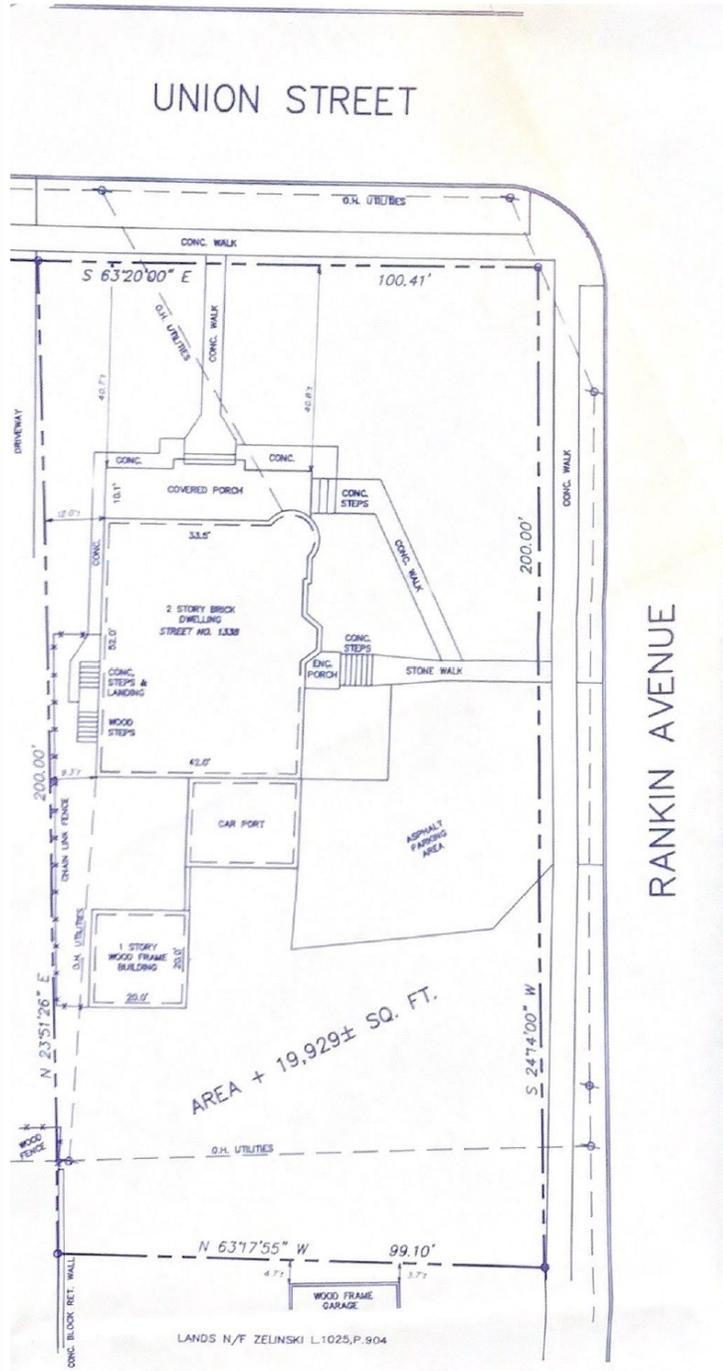
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SURVEY



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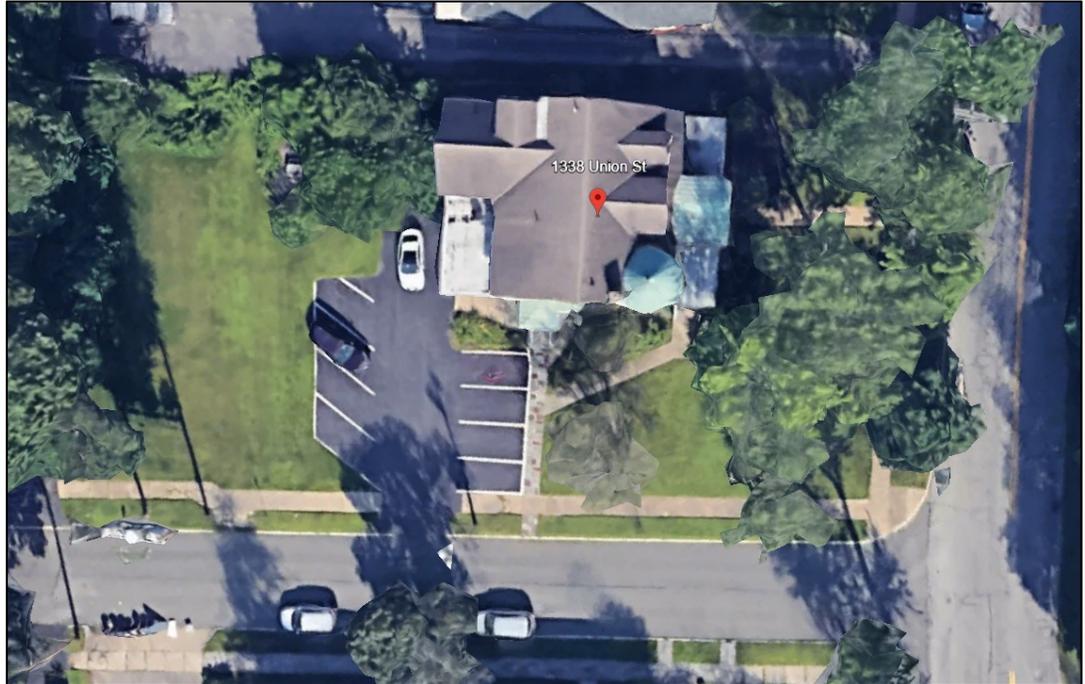
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EIGHT (8)
VEHICLE
ON-SITE
PARKING



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