FOR SALE

1 SPRING AVE

TROY, NY 12180

VERSATILE OFFICE/WAREHOUSE BUILDING

OWNER-USER OR REDEVELOPMENT OPPORTUNITY



+/-11,004 SF Office / Warehouse Situated on +/- 0.85 Acres

Three (3) Story Building

Twenty-Three (23) On-Site Parking Spaces

One (1) Loading Dock

Originally Constructed in 1860

Flexible Office/Warehouse Configuration

Historic Building with Distinctive Architectural Character

Municipal Water & Sewer

BD Zoning

$9,148.76 Total Annual Real Estate Tax ($0.83 PSF)

Ideal for Owner-Users, Investors or Developers

Significant Adaptive Reuse and Redevelopment Potential

Potential Multi-Family or Mixed-Use Conversion

Opportunity for Single or Multi-Tenant Occupancy

Convenient City of Troy Location

FOR SALE

$689,000

($62 PSF)

FOR MORE INFORMATION, PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

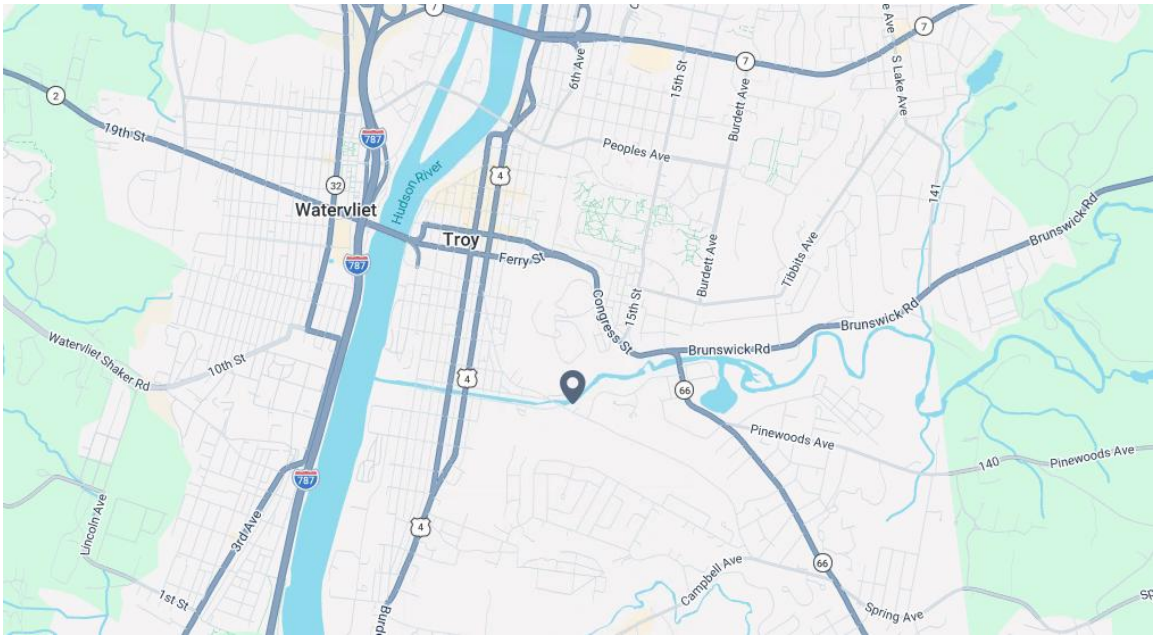
Carrow Real Estate Services

FOR SALE

1 SPRING AVE

TROY, NY 12180





FOR MORE INFORMATION, PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

Carrow
Real Estate Services

FOR SALE

1 SPRING AVE

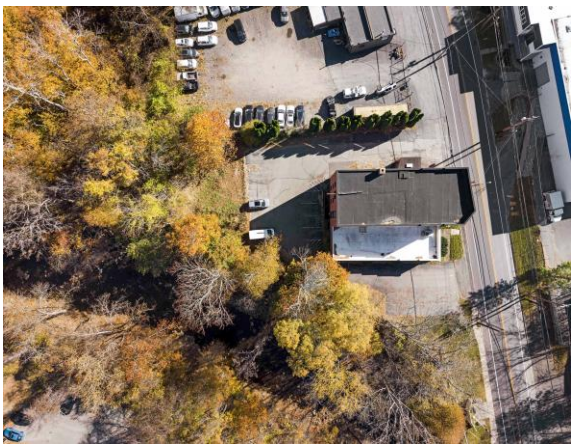
TROY, NY 12180













FOR MORE INFORMATION, PLEASE CONTACT

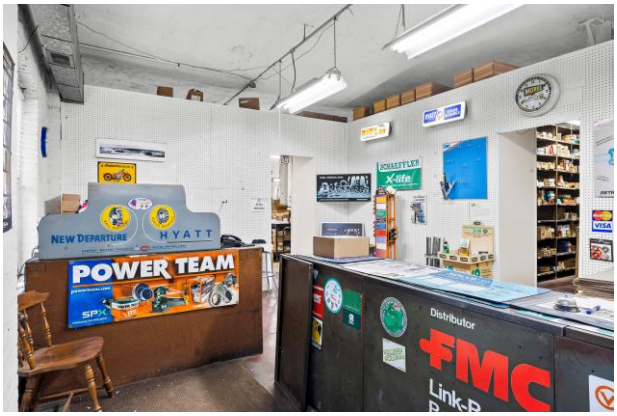
RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

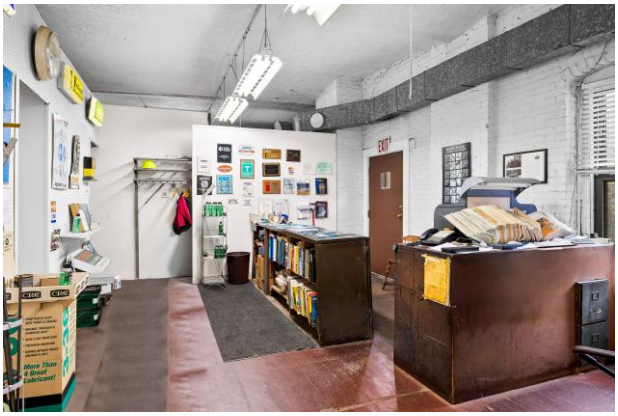
Carrow
Real Estate Services

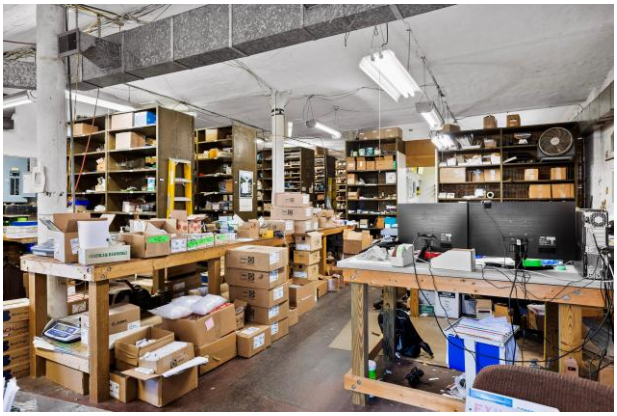
FOR SALE

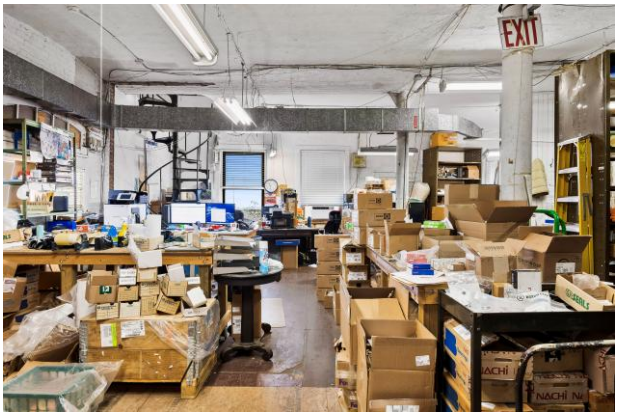
1 SPRING AVE

TROY, NY 12180













FOR MORE INFORMATION, PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

Carrow
Real Estate Services

FOR SALE

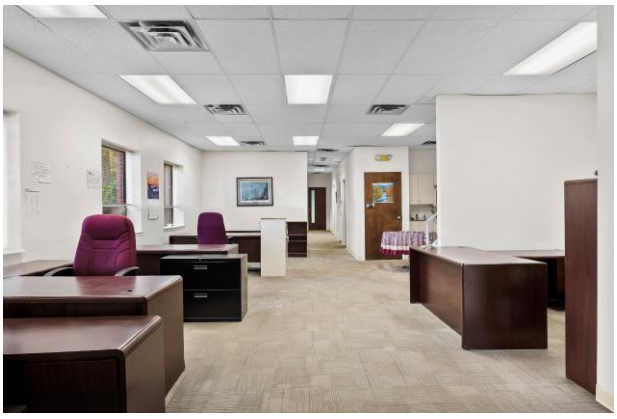
1 SPRING AVE

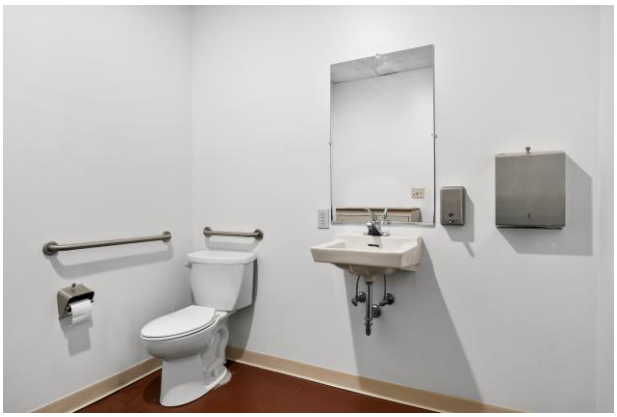
TROY, NY 12180













FOR MORE INFORMATION, PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

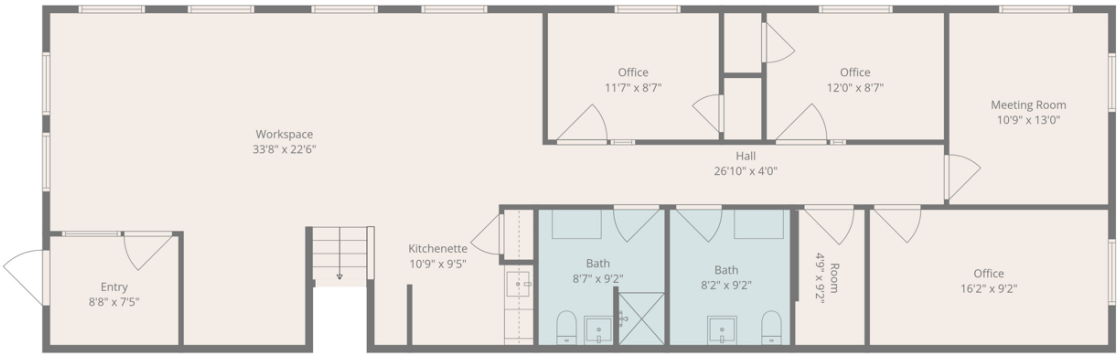
Carrow
Real Estate Services

FOR SALE

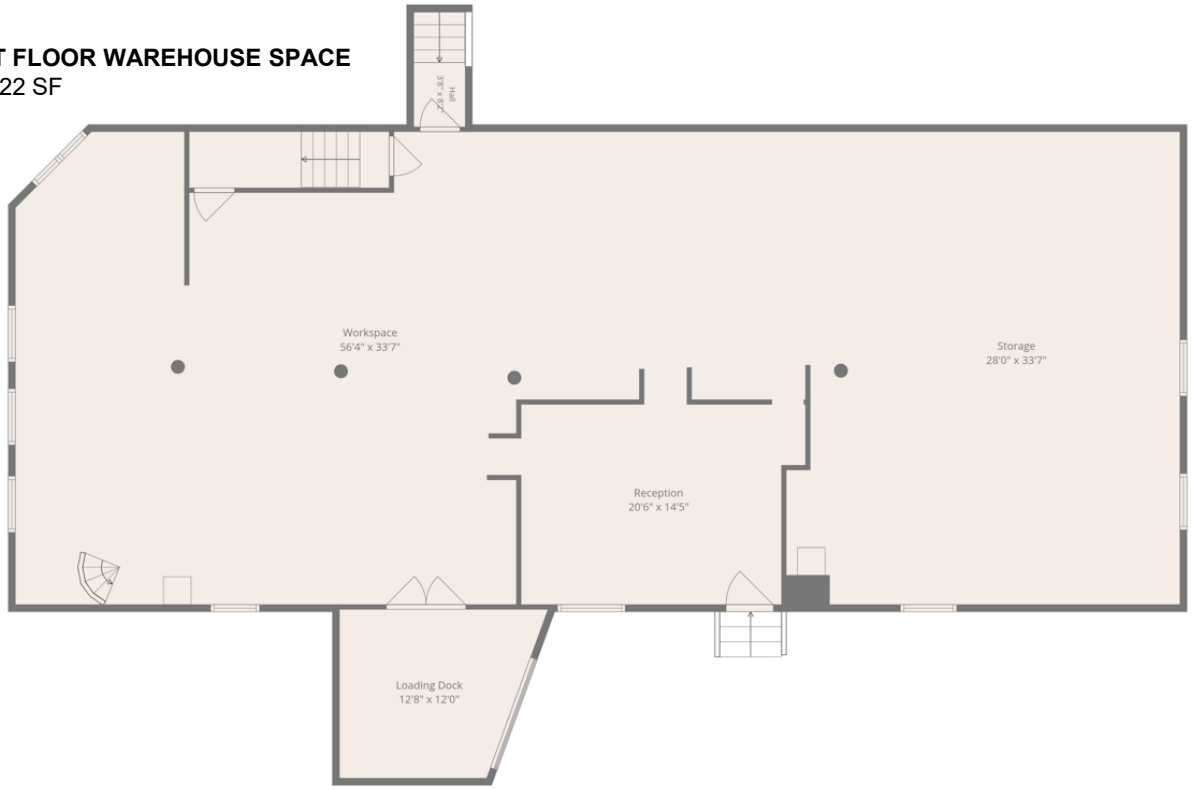
1 SPRING AVE

TROY, NY 12180

FIRST FLOOR OFFICE SPACE
+/-1,692 SF



FIRST FLOOR WAREHOUSE SPACE
+/-2,922 SF



FOR MORE INFORMATION, PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

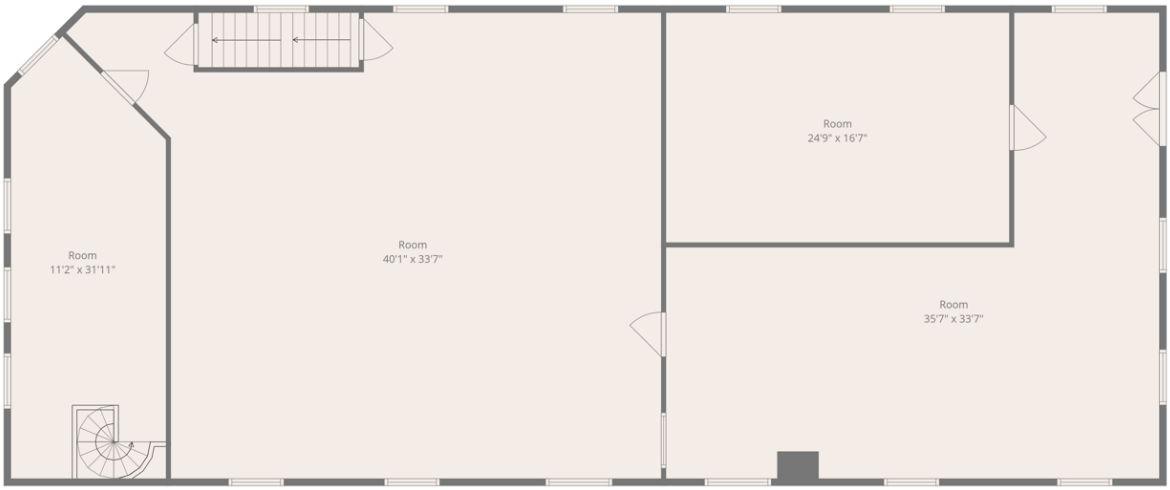
Carrow
Real Estate Services

FOR SALE

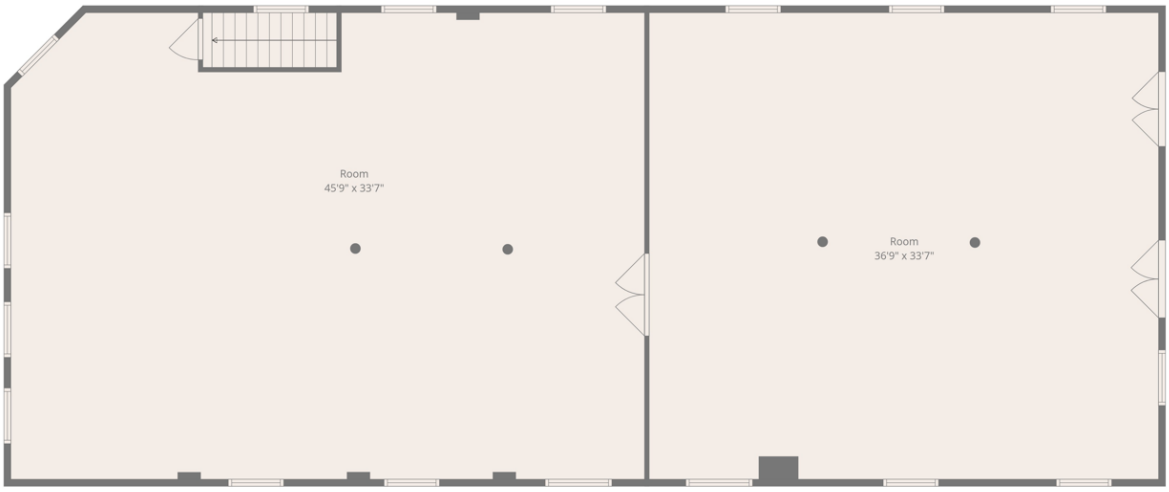
1 SPRING AVE

TROY, NY 12180

SECOND FLOOR WAREHOUSE SPACE
+/-2,887 SF



THIRD FLOOR WAREHOUSE SPACE
+/-2,877 SF



FOR MORE INFORMATION, PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

Carrow
Real Estate Services