

**FOR  
SUBLEASE**

# **2524 ROUTE 9W RAVENA, NY**



## **FEATURES**

- +/- 4,200 square feet of modernly appointed clinical medical space
- Available for sublease
- Opportunity for direct lease with landlord
- +/- 363 square foot storage shed on site available
- Ample parking in close proximity with easily accessible entrance drop off

## **LOCATION & AMENITIES**

- Conveniently located on Route 9W minutes from I-87 on/off ramp
- Ample eateries and retail services in close proximity

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

Kyle J. Bradley, CPA  
NYS Licensed Real Estate Salesperson  
(518) 462-7491 x 107 office  
(845) 325-1568 cell  
KBradley@CarrowRealEstate.com



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## **ECONOMICS**

- **\$17.87** per rsf per year base rent
- **\$3.18** per rsf per year for additional rent charges (Taxes, water, sewer)
- **\$21.05** per sf year for combined base rent and added rent = **\$ 7,368** month
- Tenant pays own utilities and suite cleaning
- Financial opportunity from existing tenant sublease

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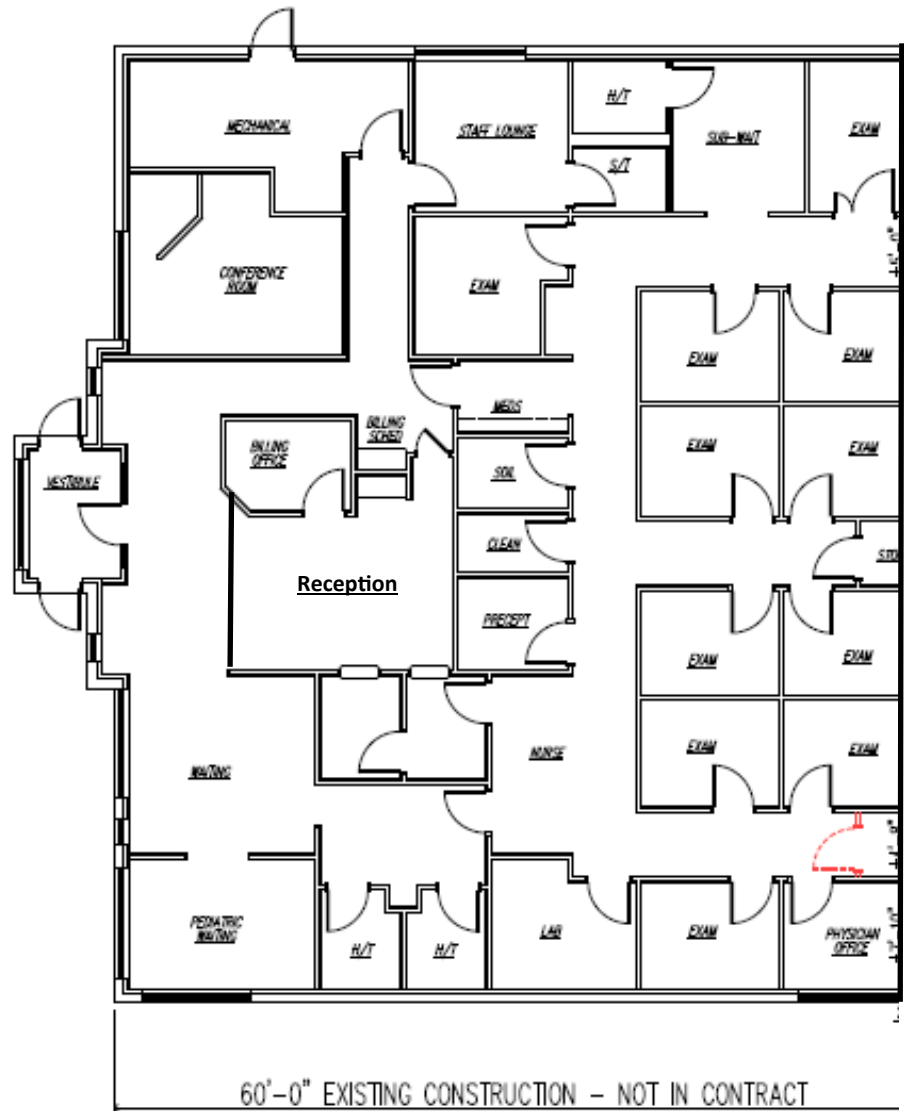
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## FLOORPLAN



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## **PHOTOS**



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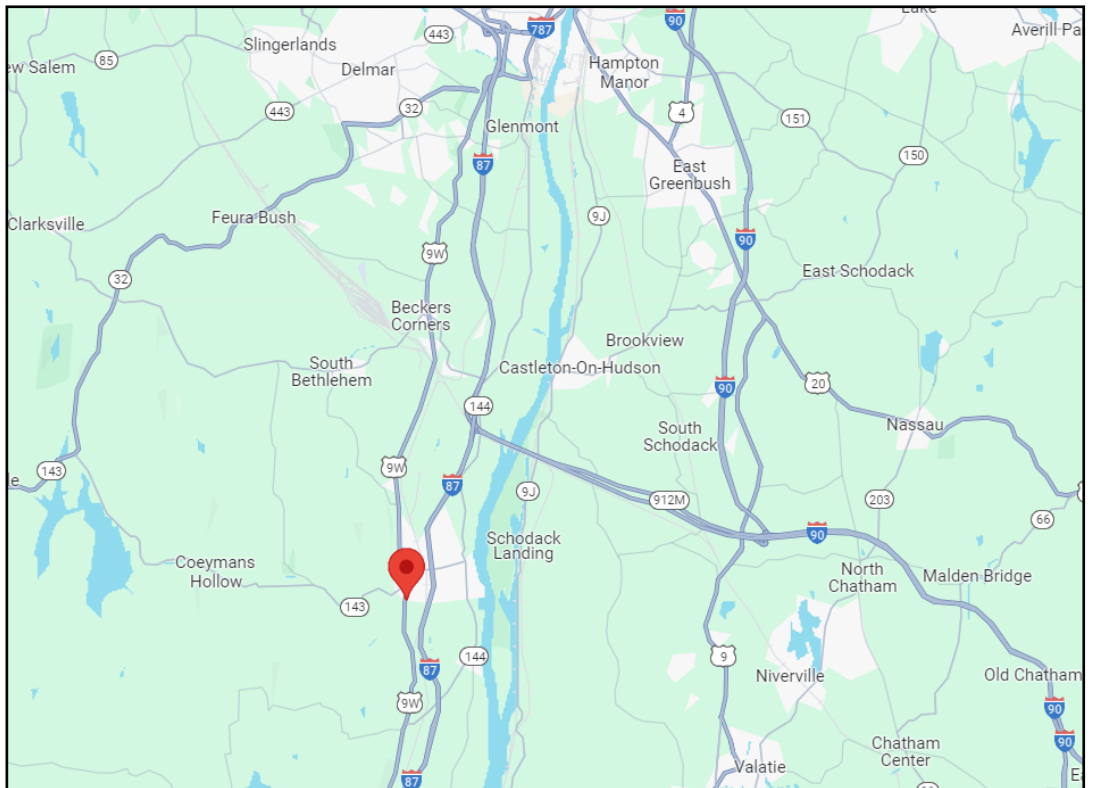
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# **2524 ROUTE 9W RAVENA, NY**

**MAP**



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