

**FOR
SALE OR
LEASE**

2 CHELSEA PLACE

CLIFTON PARK, NY

MEDICAL OFFICE BUILDING AVAILABLE



+/- 9,344 SF MEDICAL OFFICE BUILDING

+/- 6,259 SF CURRENTLY OCCUPIED BY OBGYN

+/- 3,085 SF CURRENTLY VACANT

ENTIRE BUILDING CAN BE MADE AVAILABLE IMMEDIATELY

LESS THAN 1 MILE FROM 328 UNIT MIXED USE DEVELOPMENT PROJECT

IDEAL FOR BOTH PROFESSIONAL OFFICE AND MEDICAL USERS

MINUTES FROM EXIT 9 OF I-87 NORTHWAY

LOCATED WITHIN CLIFTON PARKS FEATURED BUSINESS CORRIDOR

SURROUNDED BY NUMEROUS DINING & SHOPPING AMENITIES

1.56 ACRE LOT

THIRTY-EIGHT (38) SURFACE

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE J. BRADLEY, CPA

NYS Licensed Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

THOMAS A. MILLER

NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
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FOR SALE

\$989,000

\$105 PSF

FOR LEASE

\$21.75 PSF

PLUS UTILITIES



Adding Value Through Professional Real Estate Services

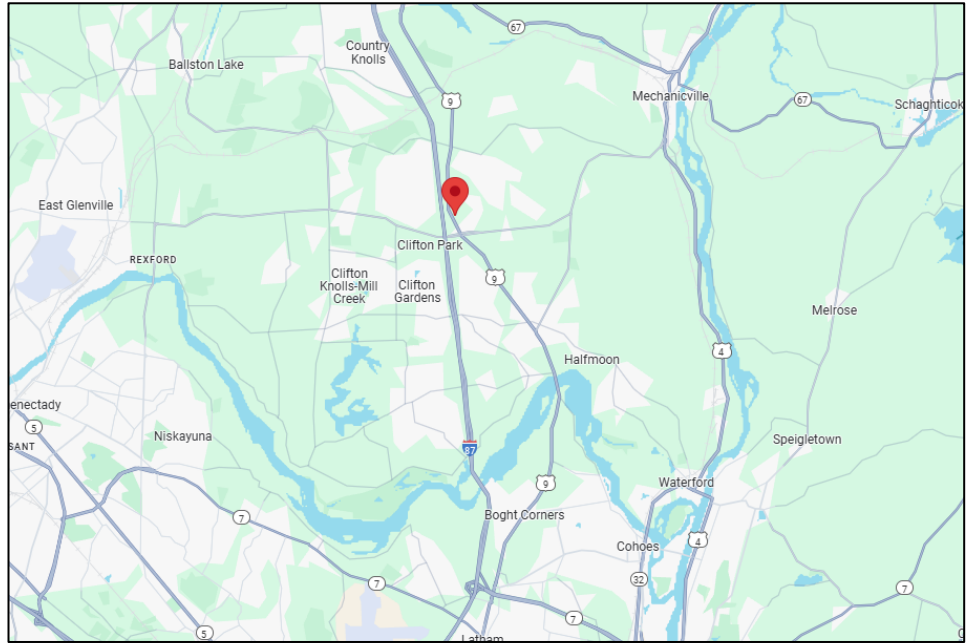
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LOCATION



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PHOTOS



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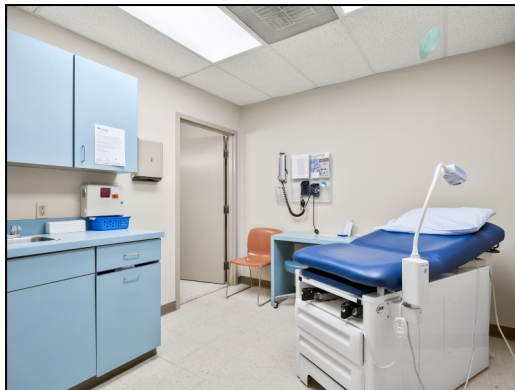
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CLIFTON PARK, NY

CARENET
MEDICAL
GROUP



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CLIFTON PARK, NY

VACANCY



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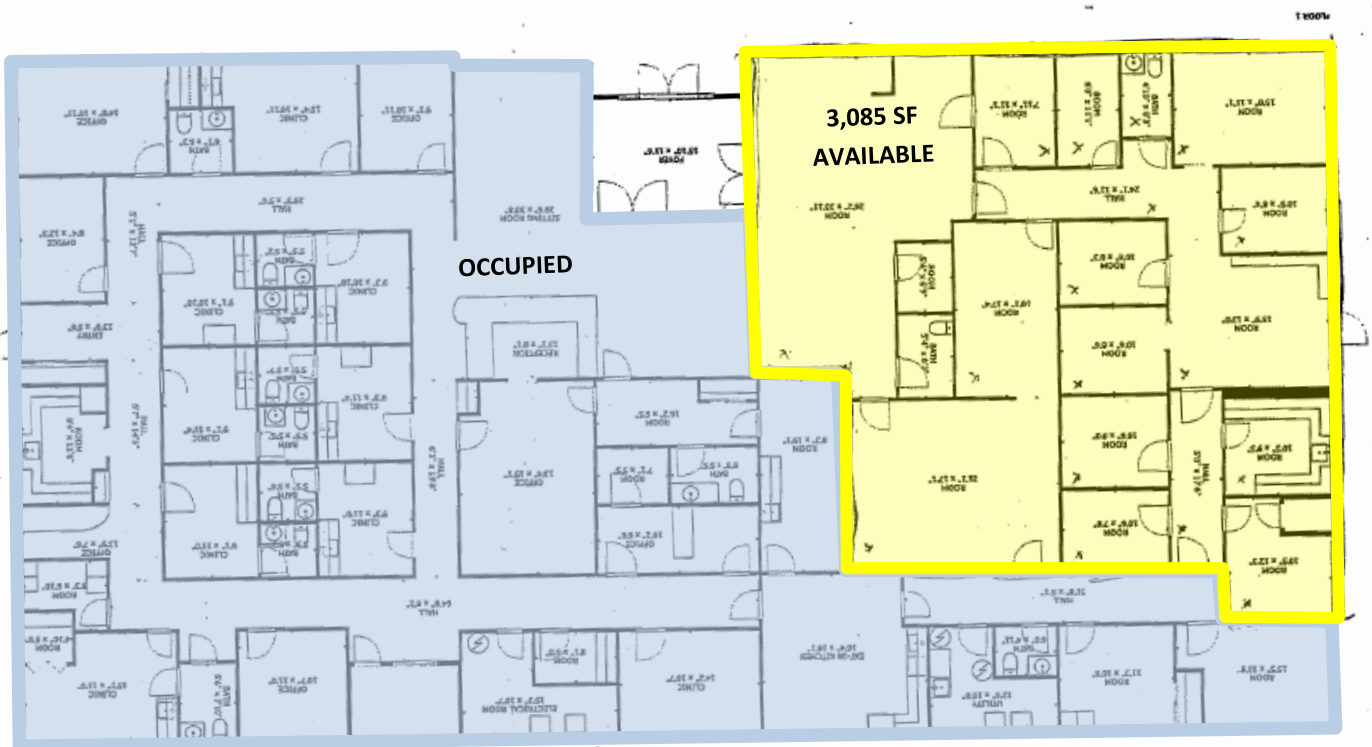
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FLOORPLAN



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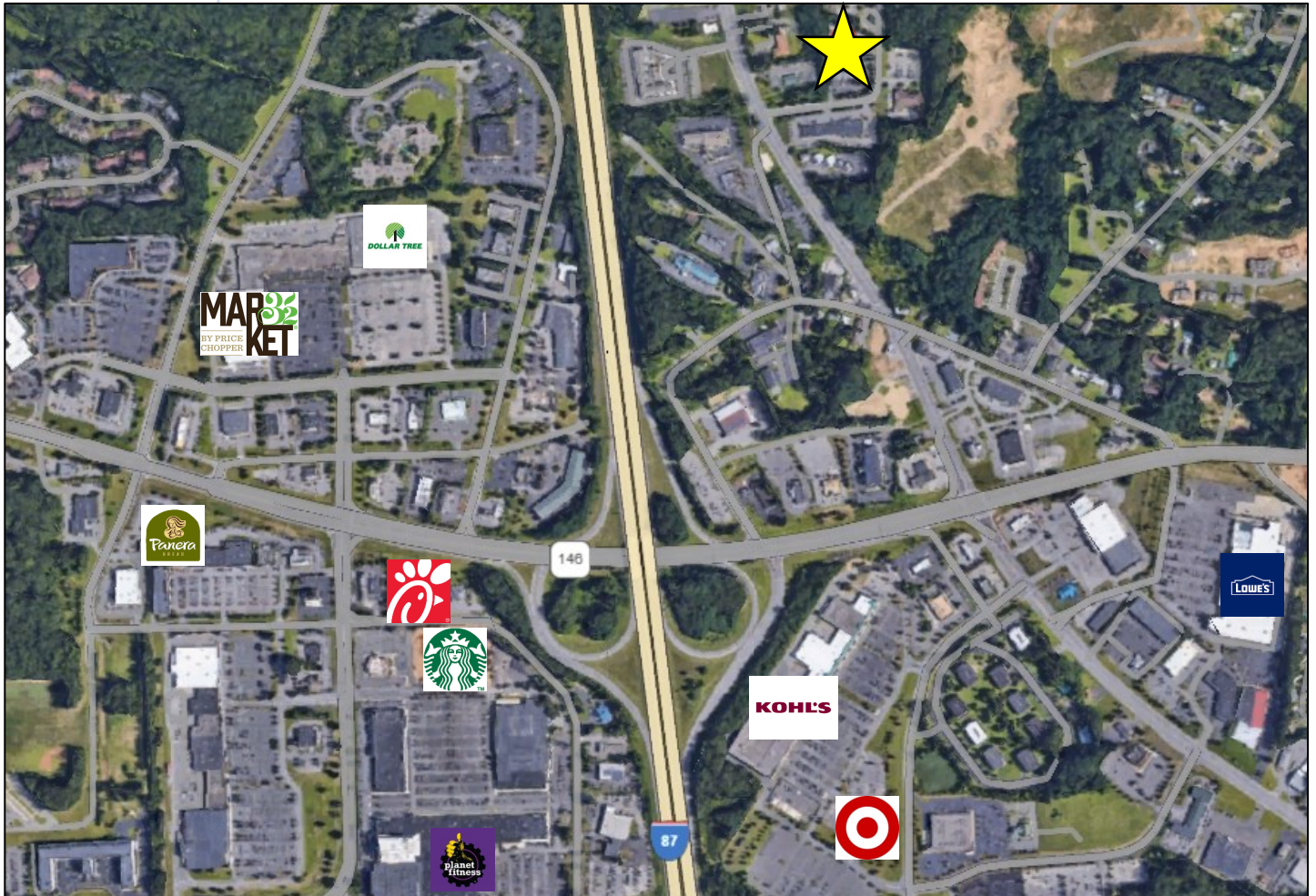
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AMENITIES



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PRO FORMA

TENANT

POTENTIAL RENTAL INCOME	\$ 177,536
LESS: VACANCY & CREDIT LOSS - 5%	(8,876)

INCOME

TOTAL ANNUAL EFFECTIVE GROSS RENTAL INCOME	\$ 168,660
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EXPENSES

		% OF GPR
INSURANCE	\$ 12,531	7.43%
REPAIRS & MAINTENANCE	\$ 12,839	7.61%
PROPERTY TAXES	\$ 6,777	4.02%
SCHOOL TAXES	\$ 18,260	10.83%
UTILITIES	\$ 15,407	9.13%
WATER	\$ 500	0.29%
TOTAL ANNUAL OPERATING EXPENSES	\$ 66,314	

NET OPERATING INCOME	\$ 102,346
NNN RECOVERABLES	\$ 66,314
TOTAL REVENUE	\$ 168,660

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