

**FOR
LEASE
& SALE**

5 Emma Lane Clifton Park, NY



FEATURES

- 4,800 square feet of modernly appointed professional office space
- Space could be subdivided
- Currently configured as a law office
- Pleasant office park setting
- Ample parking in close proximity

LOCATION & AMENITIES

- Located 1.3 miles west of I87 Exit 9
- Ample eateries and retail services in close proximity
- Part of Clifton Park's "featured business corridor"

**FOR MORE
INFORMATION
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CONTACT**

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



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ECONOMICS

- \$19.00 per sf per year for base rent
- Tenant pays pro rata share of CAM (Common Area Maintenance costs)
- Tenant pays own utilities and suite cleaning
- Property separately deeded and available for sale at \$1.3 Million
- Clean basement storage available at \$7.00 square foot (No CAM)

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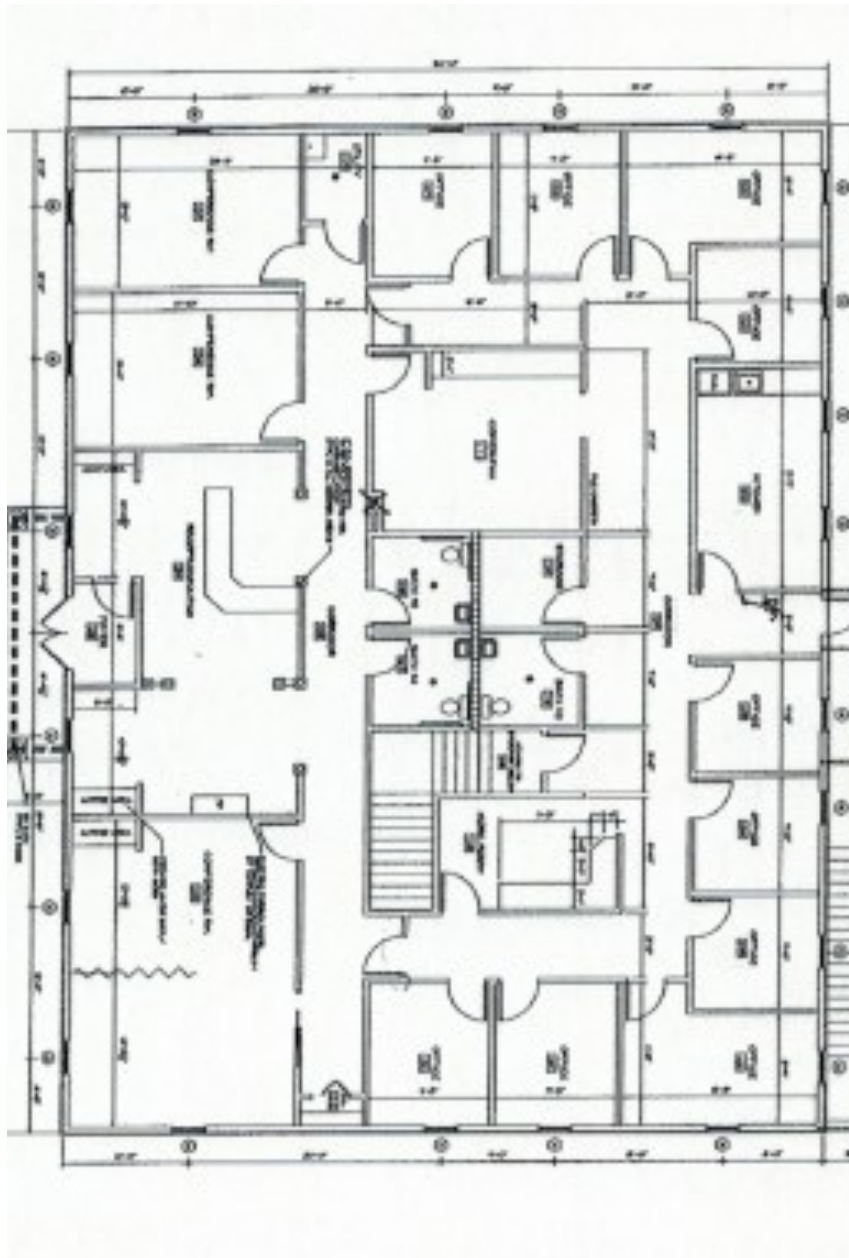
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FLOOR PLAN



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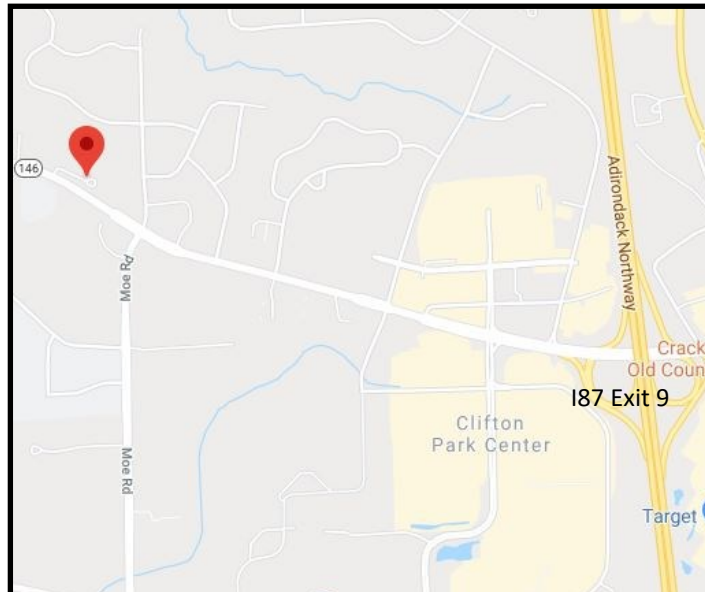
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MAPS



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