

**FOR
SALE**

THE PARKER INN

434 STATE STREET SCHENECTADY, NY

HISTORIC DOWNTOWN SCHENECTADY HOTEL



19,200 SF, 23 ROOM LUXURY BOUTIQUE HOTEL

POSITIONED IN THE HEART OF DOWNTOWN SCHENECTADY
ADJACENT TO THE PROCTOR'S THEATER
WALKING DISTANCE TO THE AMTRAK STATION
NEAR BY TO THE RIVERS CASINO & RESORT
CONVENIENTLY LOCATED BY THE MUNICIPAL PARKING GARAGE
DOWNTOWN MIXED-USE ZONING (C-4)
POTENTIAL TO CREATE ADDITIONAL ROOMS
HISTORIC BUILDING LOCATED IN AN OPPORTUNITY ZONE
SURROUNDED BY SHOPS, RESTAURANTS, BARS & ENTERTAINMENT

**PRICE
REDUCED**

**FOR MORE
INFORMATION
PLEASE
CONTACT**

THOMAS A. MILLER
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**FOR SALE @
\$1,650,000
\$72K PER KEY**



Adding Value Through Professional Real Estate Services

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434 STATE STREET

SCHENECTADY, NY

PROPERTY



- 19,200 TOTAL SQUARE FEET
- POTENTIAL FOR ROOFTOP VENUE
- TWENTY-THREE (23) ROOMS
- ORIGINALLY CONSTRUCTED IN 1905
- COMPLETELY RENOVATED IN 2011
- MASONRY CONSTRUCTION
- UNISIL ROOF COATING (2019)
- EIGHT (8) STORIES
- ONE PASSENGER ELEVATOR
- FULLY SPRINKLERED
- TAXES: \$16,353.82 (\$0.85 PSF)
- MUNICIPAL WATER & SEWER
- 24' OF FRONTAGE ALONG STATE ST
- HIGH VISIBILITY-HEAVILY TRAFFICKED

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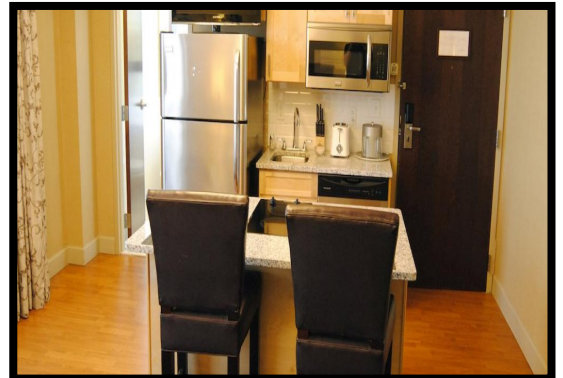
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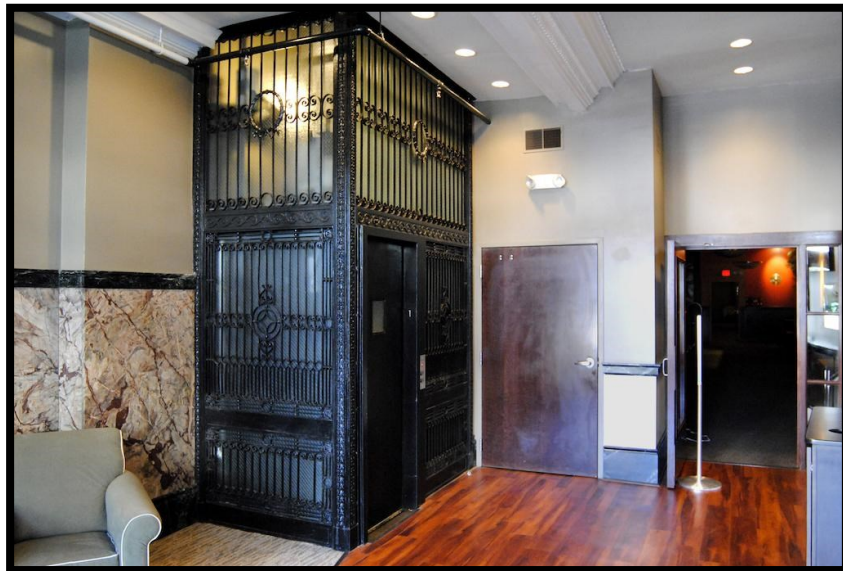
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434 STATE STREET

SCHENECTADY, NY

AREA
ATTRACTIONS



**THE
PROCTOR'S
THEATER**

**RIVERS CASINO
& RESORT
SCHENECTADY**



**VIA
AQUARIUM**

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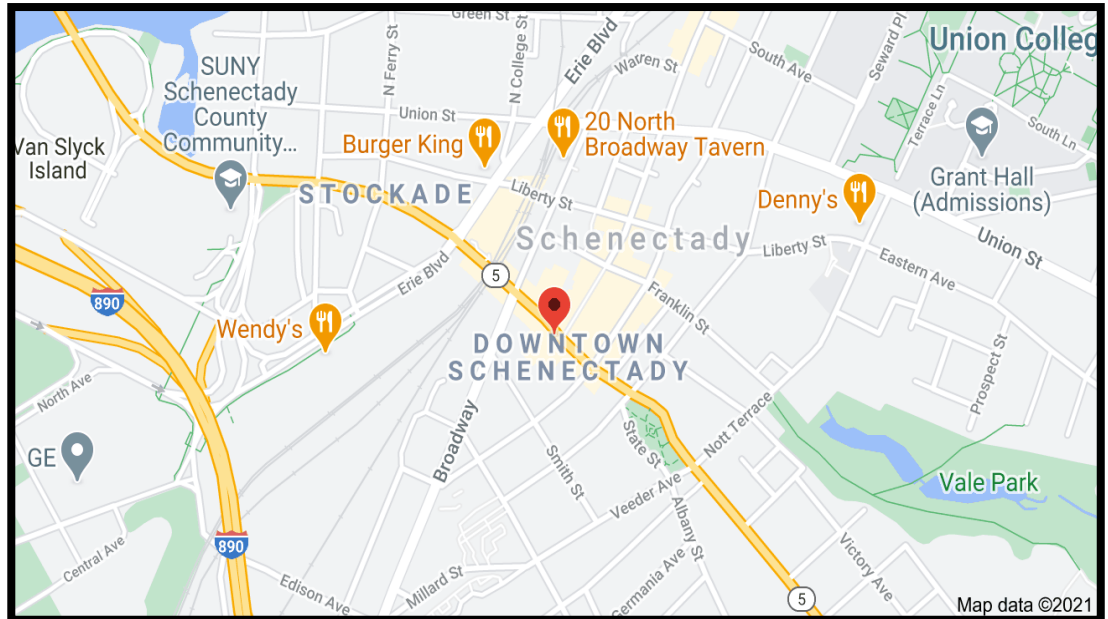
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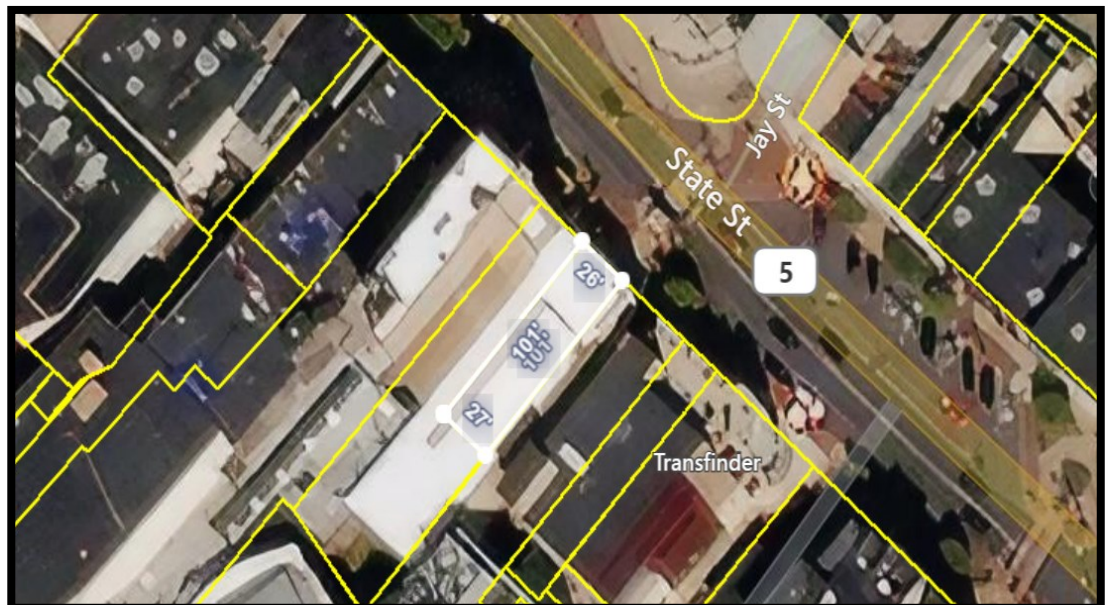
434 STATE STREET

SCHEENECTADY, NY

LOCATION



TAX MAP



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**SATELLITE
VIEW**



**DRONE
VIEW**



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SCHENECTADY, NY

HISTORY



BEFORE THE PARKER INN

The Parker Building was named after attorney, John R. Parker, who had the tall narrow building built in 1905 at 434 State Street at the time the Erie Canal was still in use. It came before The Proctor's Theater and The Carl Company and before the bank building now known as Key Hall. It is sometimes referred to as the "Needle" because of its width of only 24 feet. It is over 100 feet high, has one elevator and originally had 63 offices with a square footage of 19,200 feet.

THE EARLY DAYS OF GENERAL



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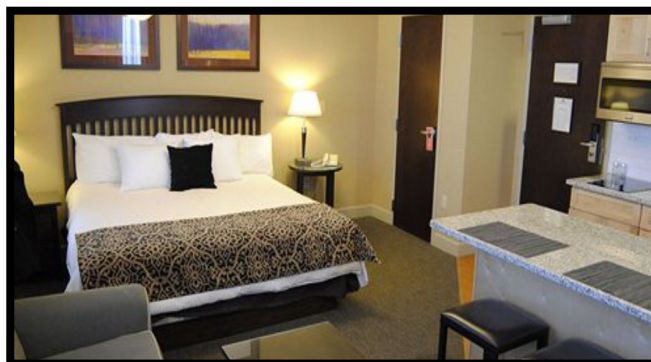
ROOM CONFIGURATION



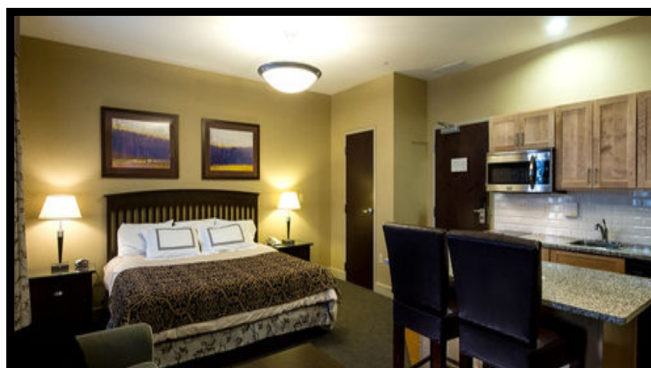
6 - STANDARD QUEEN



11 - DELUXE STUDIO QUEEN



5 - DELUXE STUDIO KING



THE PRESIDENTIAL SUITE



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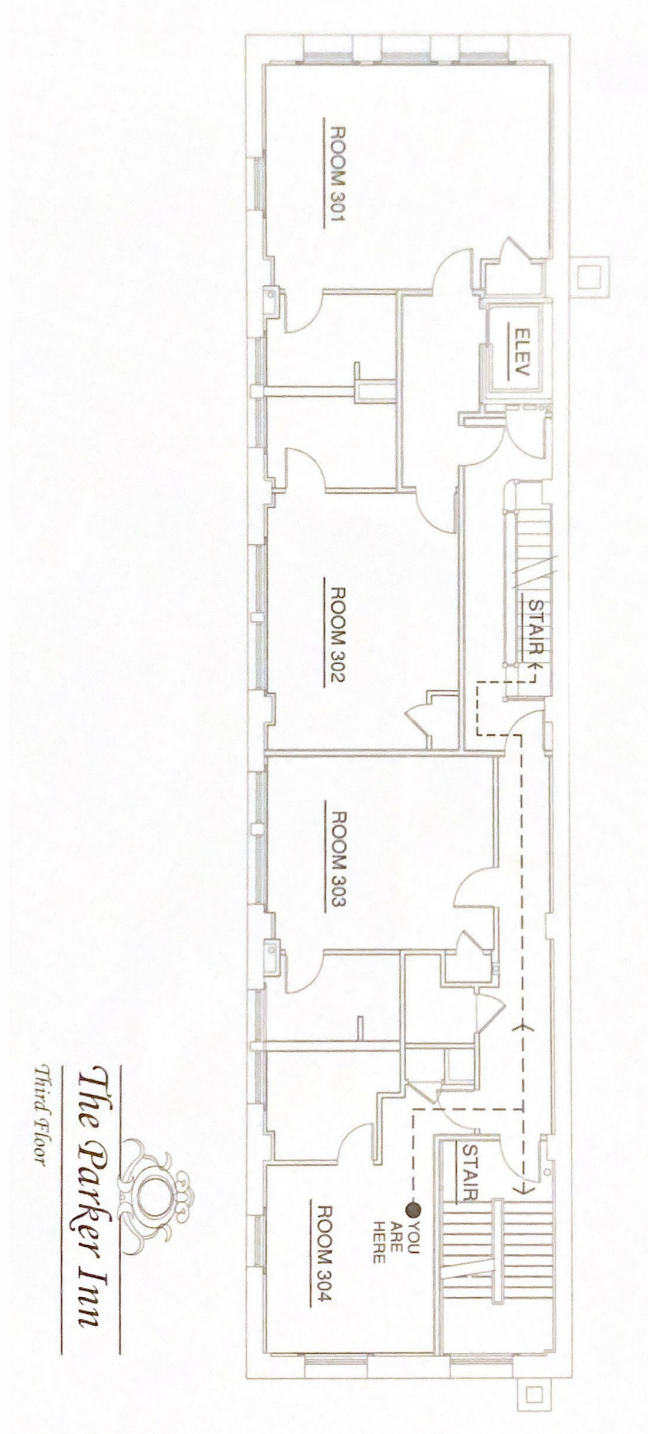
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SCHENECTADY, NY

THIRD
FLOOR



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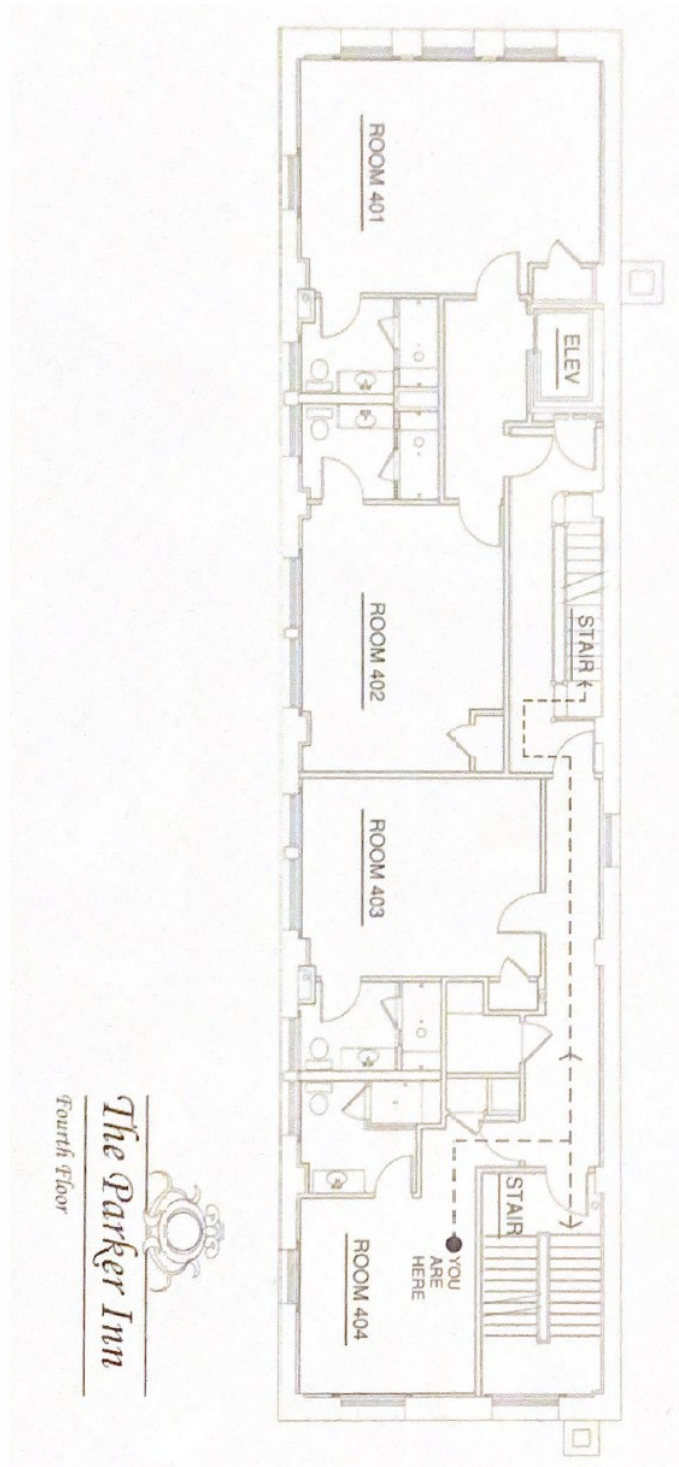
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434 STATE STREET

SCHENECTADY, NY

FOURTH
FLOOR



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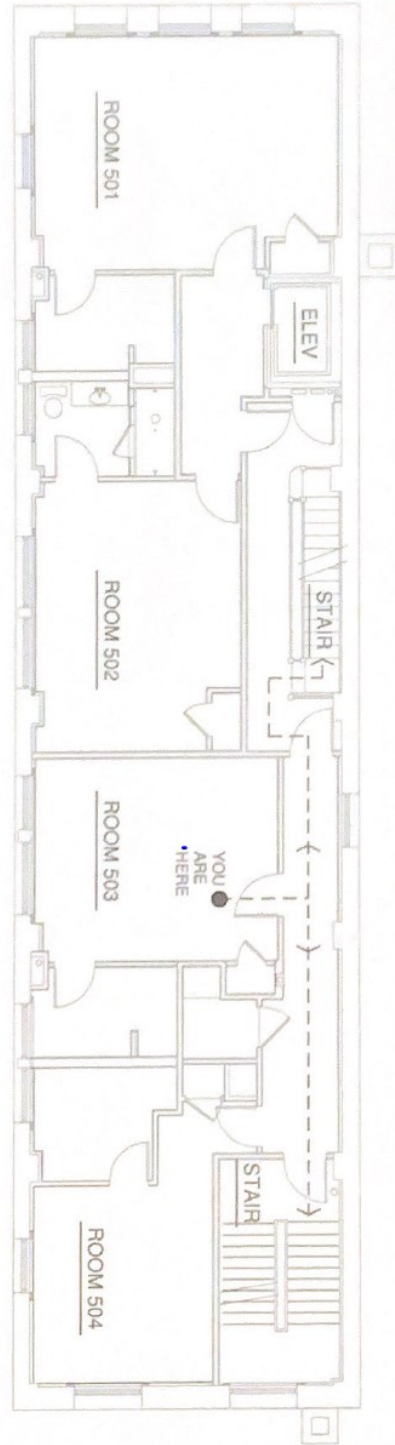
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FIFTH
FLOOR



The Parker Inn
Fifth Floor



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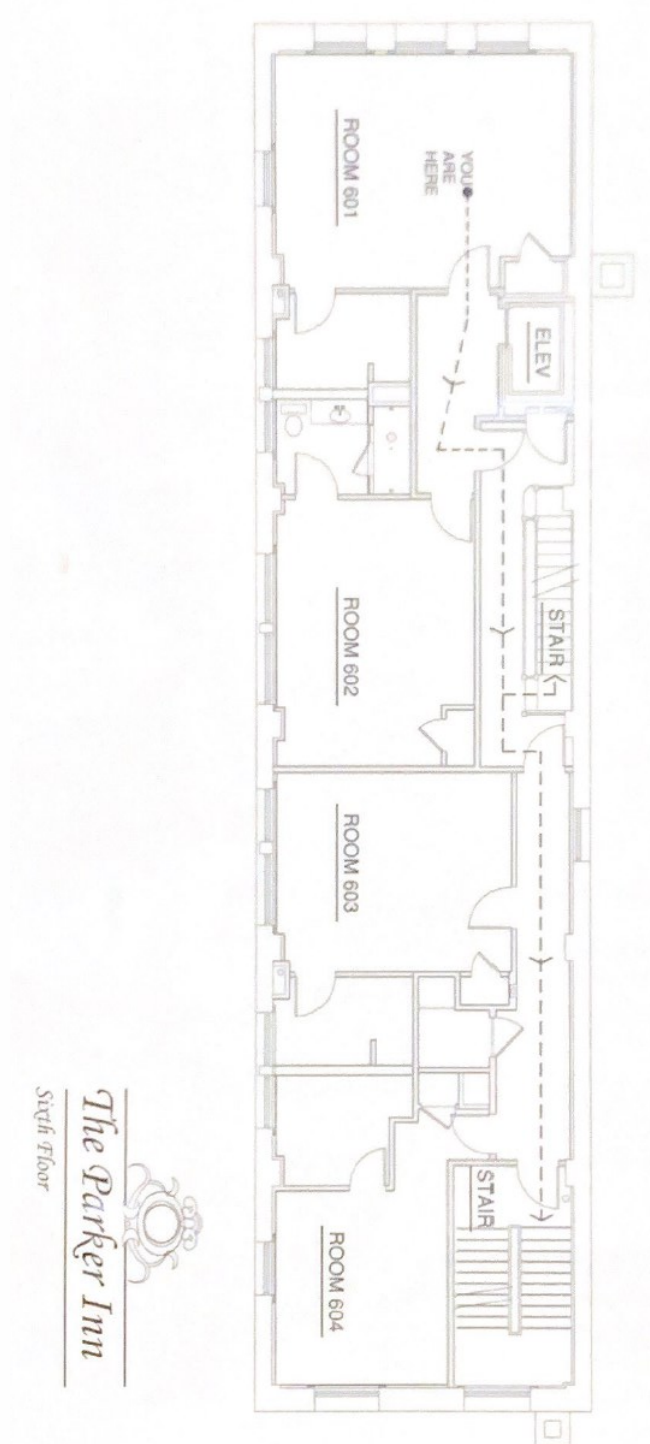
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SIXTH
FLOOR



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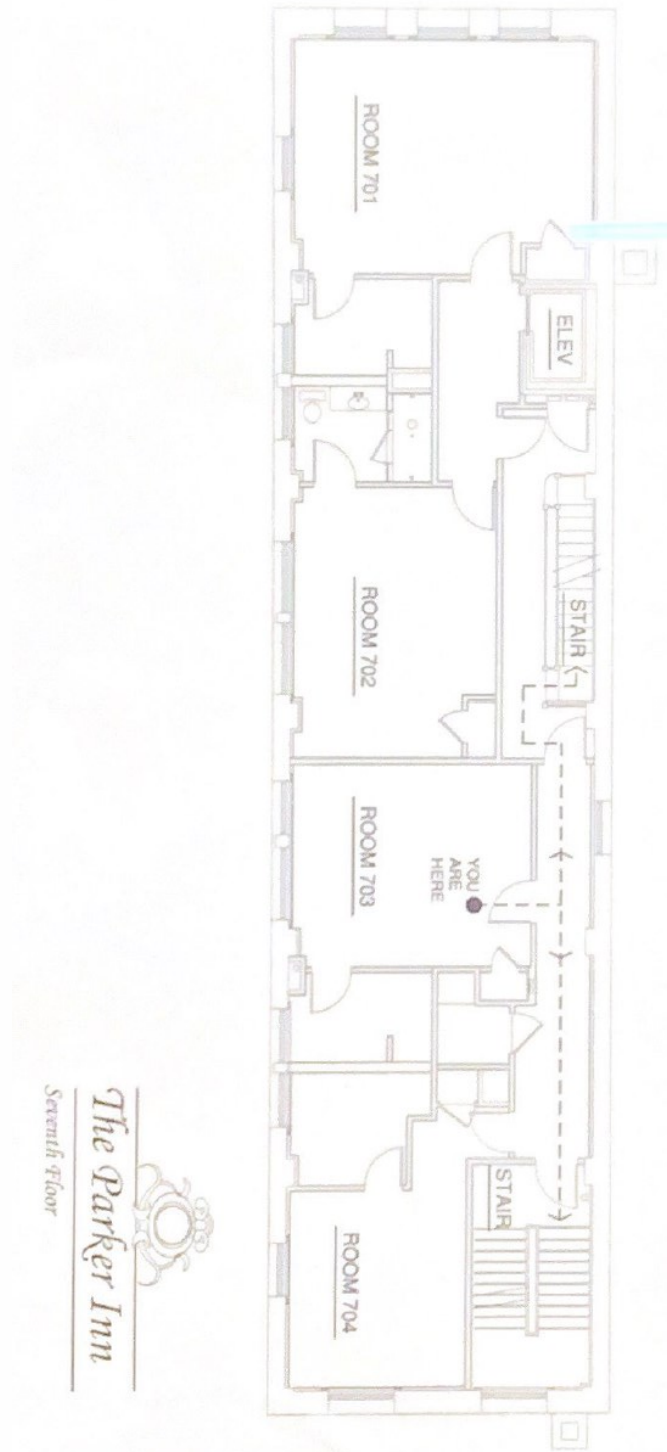
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FOR
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434 STATE STREET

SCHENECTADY, NY

SEVENTH
FLOOR



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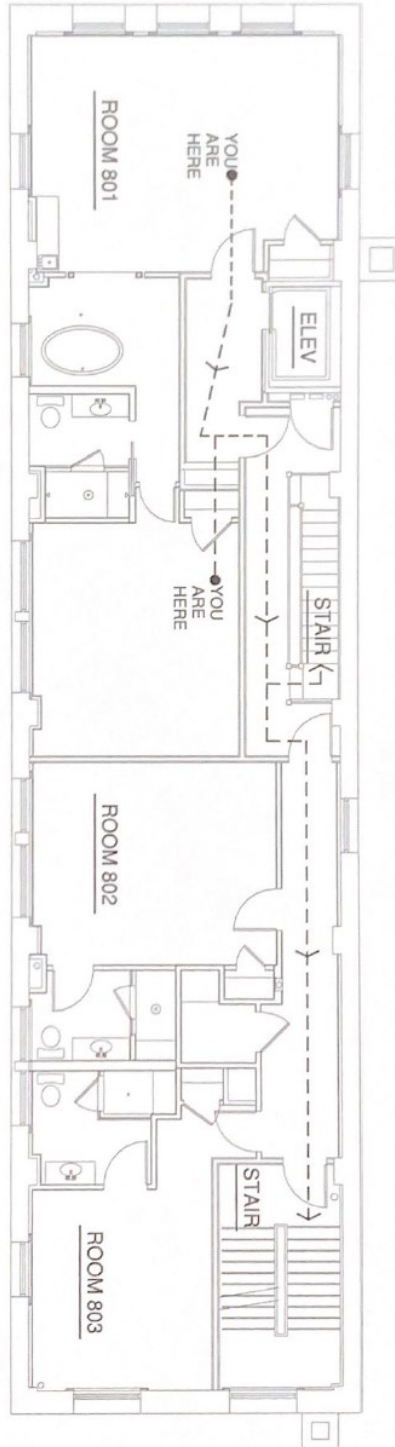
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434 STATE STREET

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EIGHTH
FLOOR

The Parker Inn
Eighth Floor



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