

FOR
SALE

950-956 Rt 146
Clifton Park, NY

MLS # [201800375](#)

MLS # [201800376](#)



Four buildings, 4800, 4800, 4800, 6900 SF CLASS B OFFICE BUILDING

148 VEHICLE ON-SITE PARKING LOT

+/- 2.12 & 2.15 ACRES

Forth building rented, and completed by summer 2018

82% OCCUPIED, **ALL tenants renewed long term leases.**

Commercial– office, medical

Located next to Shen Campus

IN AN AREA OF TREMENDOUS GROWTH AND DEVELOPMENT

Owner Financing for qualified buyer **FOR SALE**

\$5,500,000.

FOR LEASE

3,825 @\$24.00 Sq Ft

Denise Riccardi-Bagramian

Property Manager./

NYS Licensed Real Estate Salesperson

Office: 518-462-7491 ext 203

Cell:(518)729-8604

dbagramian@carrowrealestateservices.com

FOR MORE
INFORMATION
PLEASE
CONTACT



Adding Value Through Professional Real Estate Services

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**PROPERTY
DETAILS**

- 21,300 SF Multi-Tenant Class B Office Building
- 148 Vehicle On-Site Surface Parking Lot
- 2.12 & 2.15 Acres
- Four single story separate buildings.
- Zoning B-1
- Masonry and Stick Construction
- Forced Hot Air and Central Air Cooling
- Shingle Roof
- Municipal Water & Sewer
- 120 Volts, 1,600 Amps, Single Phase Electric Service

**LOCATION
DESCRIPTION**

- Located on one of the business areas in Saratoga County.
- Immediate Access to I-90 and I-87
- Easy access in and out of medical park
- Lots of parking.
- Possible space for expansion
- Minutes to everywhere!

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**EXTERIOR
PHOTOS**



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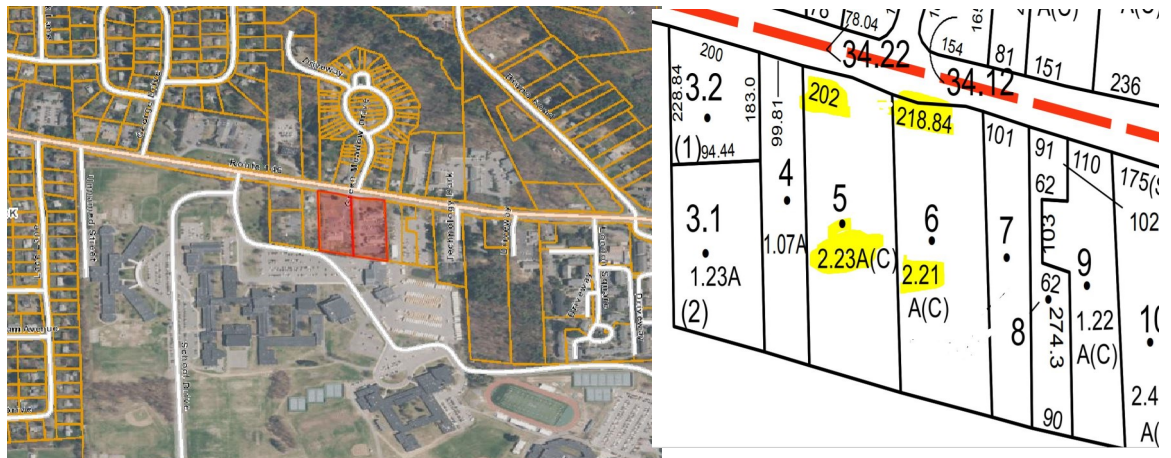
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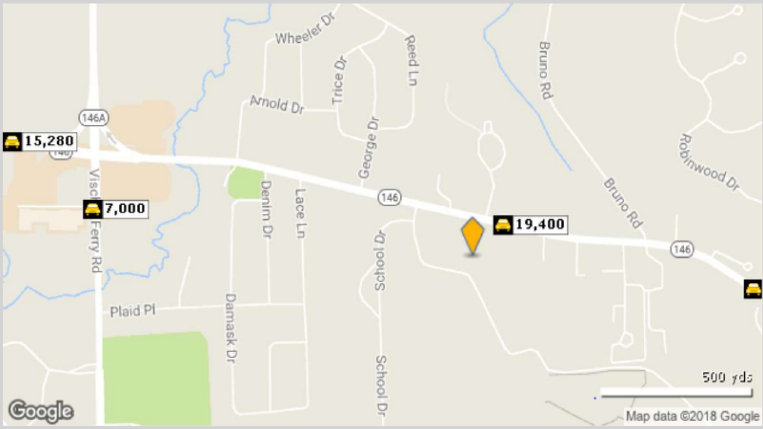
DEMOGRAPHICS

Traffic Count Report

Fountain Professional Park
954 Route 146, Clifton Park, NY 12065

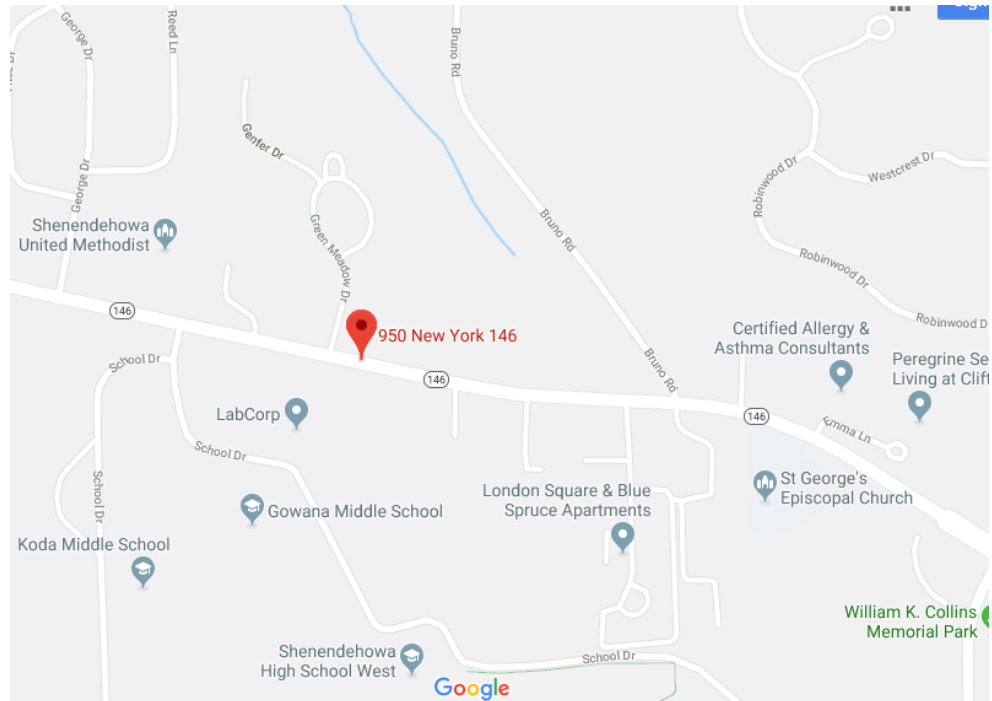
Building Type: **Class B Office**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Hwy 146	Green Meadow Dr	0.03 W	2016	19,400	MPSI	.09
2 State Hwy 146	Emma Ln	0.02 NW	2016	15,100	MPSI	.54
3 Vischer Ferry Rd	State Hwy 146	0.10 N	2016	7,000	MPSI	.73
4 State Hwy 146	Vischer Ferry Rd	0.16 E	2016	15,280	MPSI	.91

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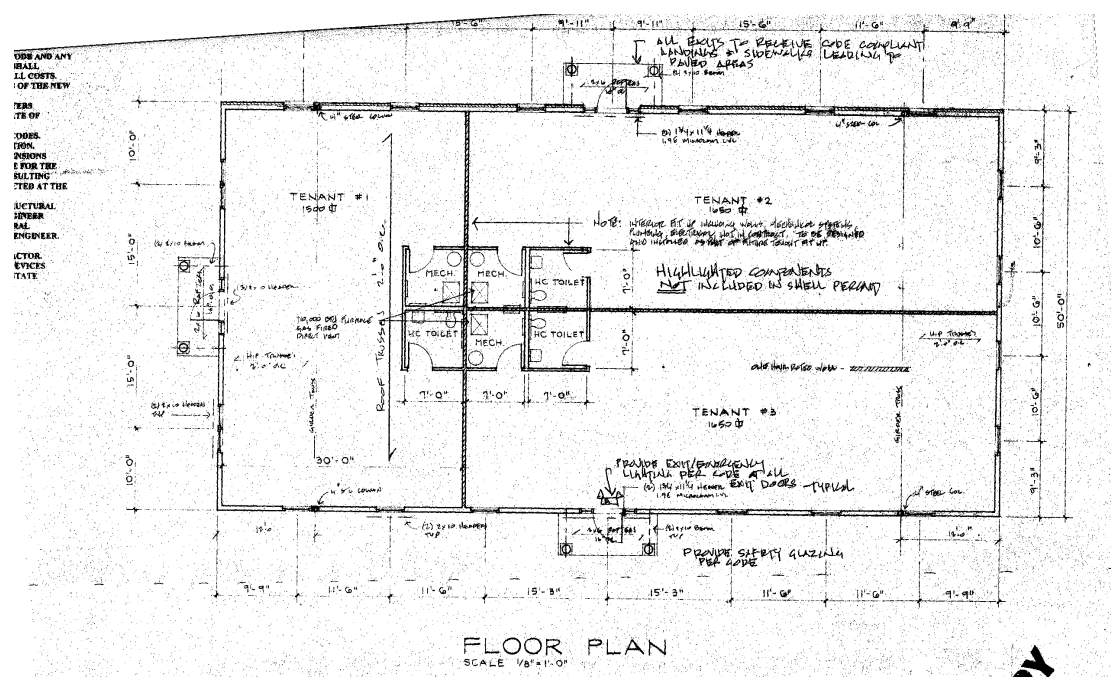
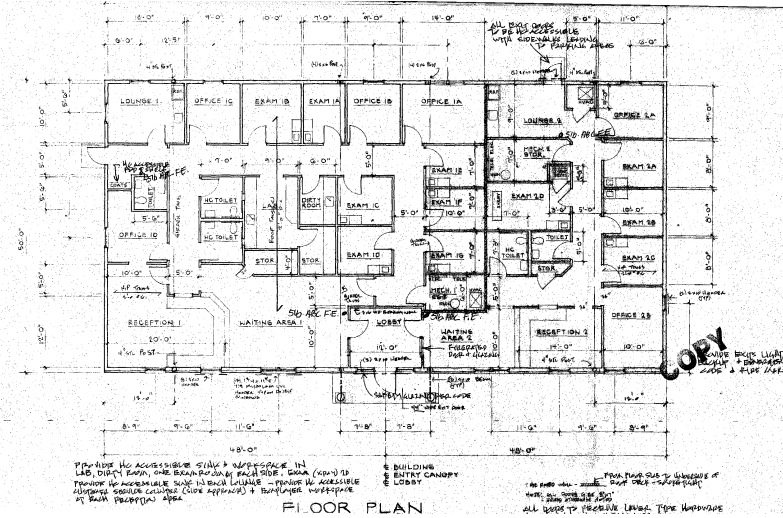
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FLOOR PLANS
950
952



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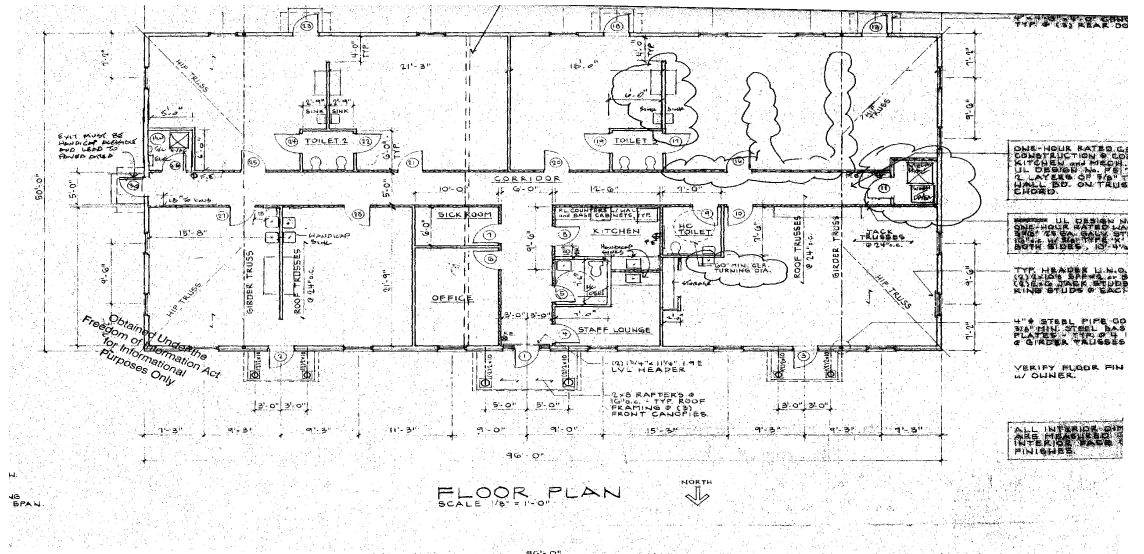
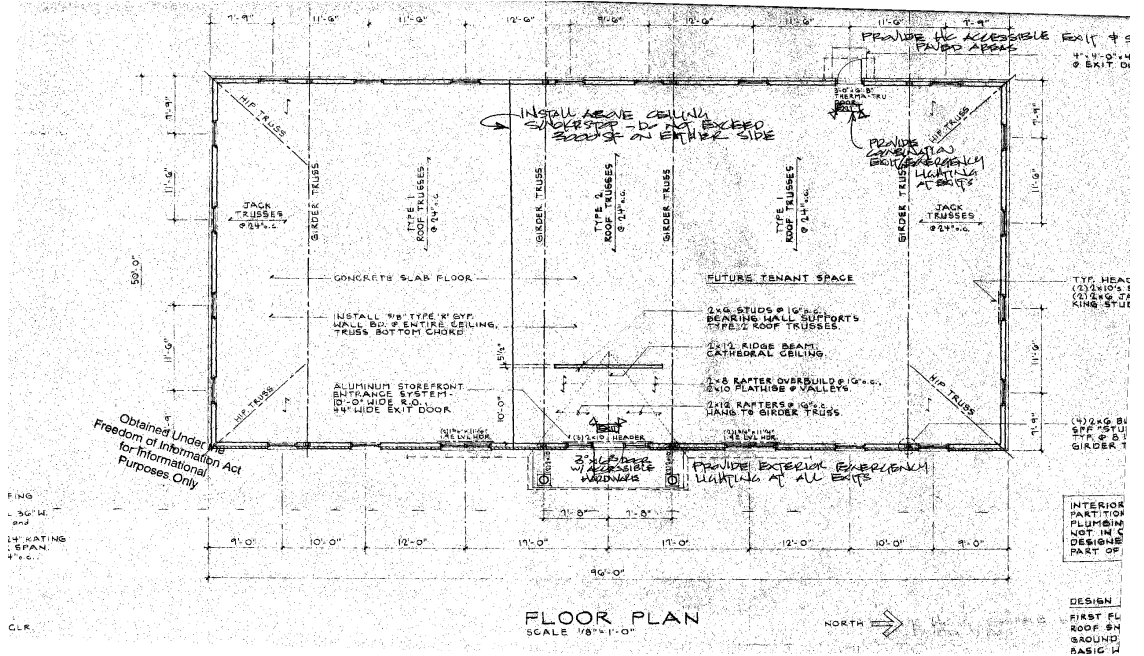
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