

**FOR LEASE**

# **Great Retail Opportunity**

## **369 Second Ave, Troy, NY**



### **FEATURES**

- 2,455 RSF wide open space flexible for many uses
- Great visibility with heavy traffic activity. Traffic Count – 9,120 daily in front of building; 13,600 at close intersection of Ontario and 2nd Ave
- Public transportation at your door step
- Great parking (25 cars)
- Access to both Cohoes and Troy markets
- HVAC only 2 years old

### **ECONOMICS**

**\$12.75 NNN. Separately metered utilities.**

**Tenant responsible for interior and HVAC maintenance.**

**(NNN includes taxes, insurance and outside maintenance, currently \$3.43 RSF)**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

Douglas Marr, CCIM  
NYS Lic. Assoc. Real Estate Broker  
(518) 462-7491 x 204 office  
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dmarr@carrowrealestate.com



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## **369 Second Ave, Troy, NY**

PHOTO  
GALLERY



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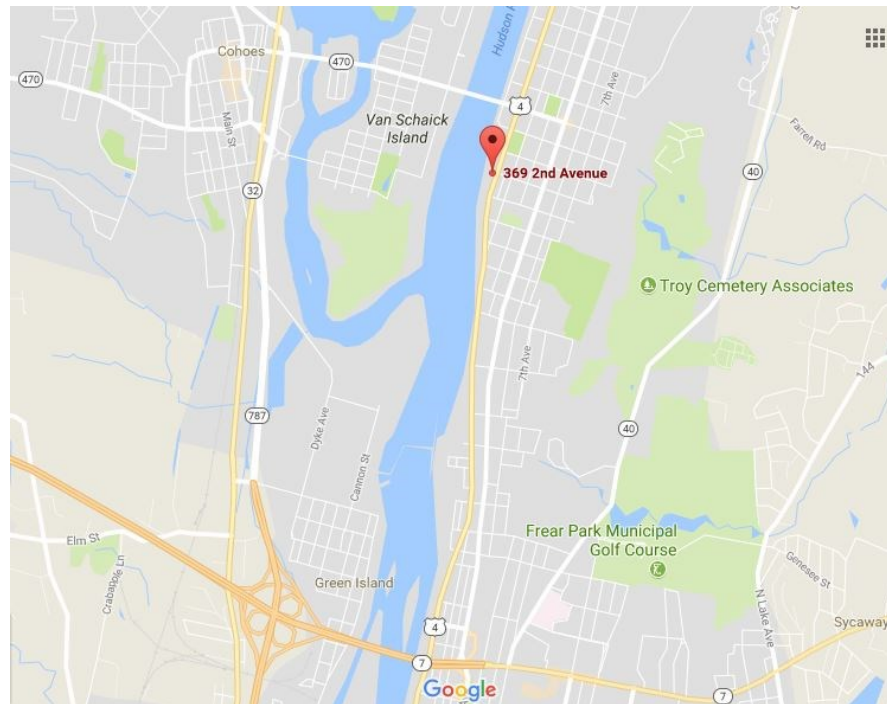
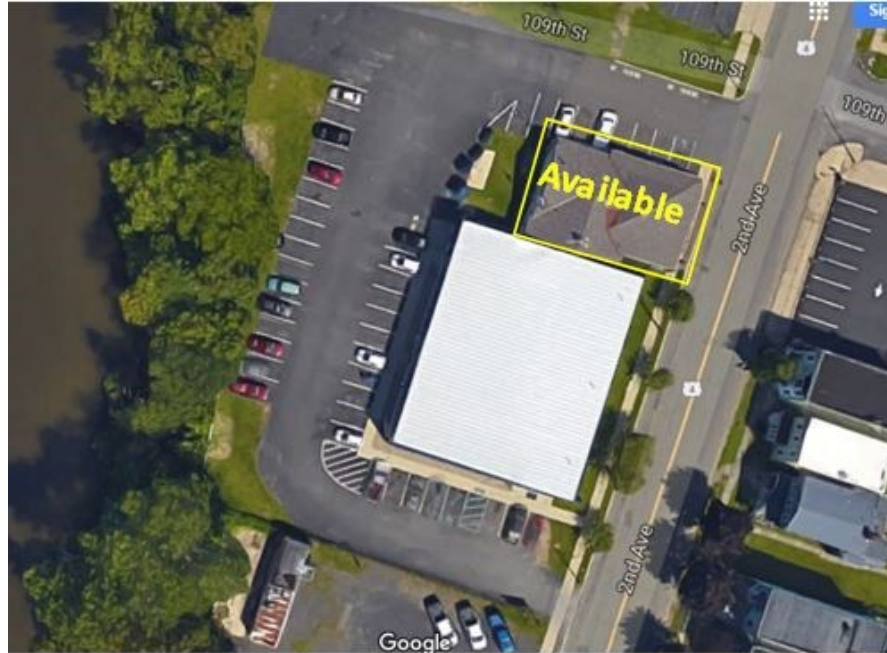


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## 369 Second Ave, Troy, NY

MAP



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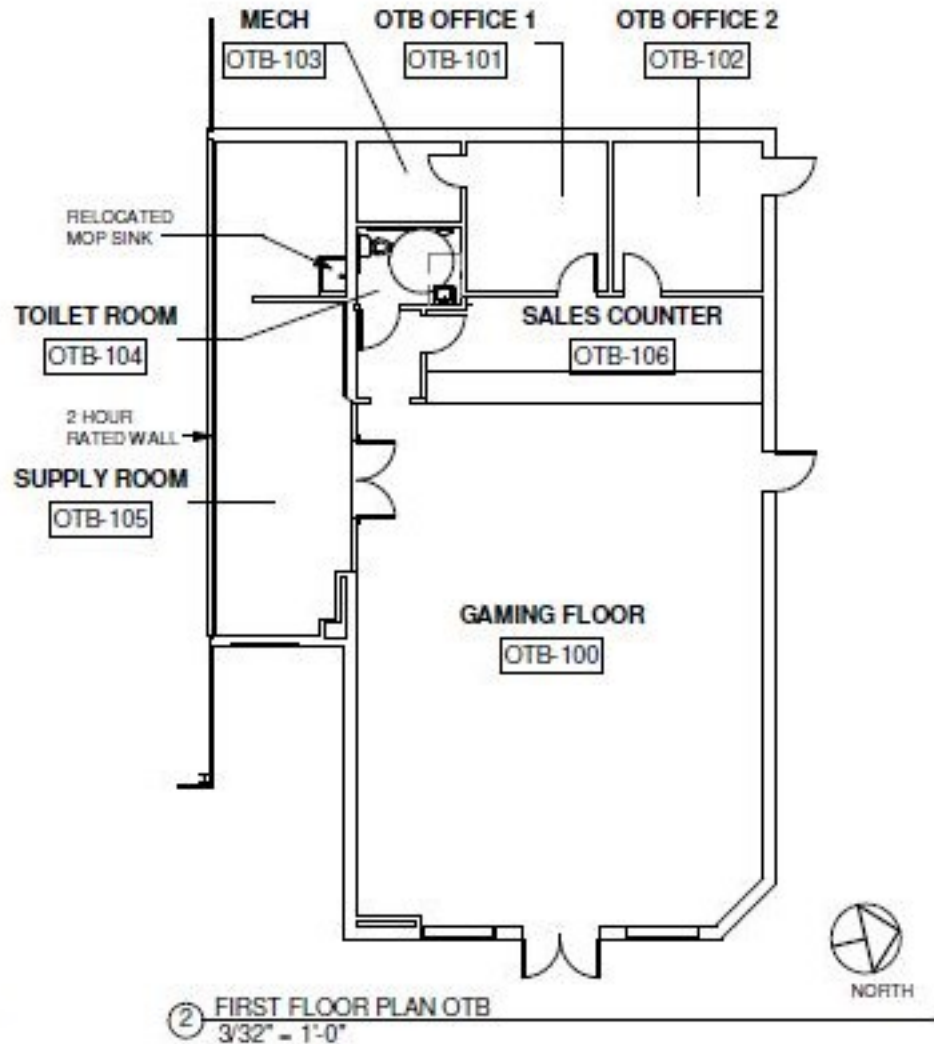
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FLOOR  
PLAN



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