



## 1 Barney Rd, Clifton Park NY — Office Building for Sale

30,000 SF | 3.89 Acres | \$2,600,000 | 100% Occupied



### PROPERTY DETAILS – Office building for sale in Clifton Park.

#### LIST PRICE

\$2,600,000

#### SF BUILDING

+/- 30,000 SF Office

+/- 1,000 SF Garage

#### NOI

\$208,600

#### PARKING

100 Private Spaces | 5 Electric Car Charging Stations

#### USE

Office, Retail, Commercial Kitchen



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### LOCATION

Clifton Knolls residential development. Adjacent to Clifton Park municipal pool and golf course.

### LEASE TYPE | OCCUPANCY

Modified Gross Leases | 100% occupied

### PARCEL

412400 277.-1-27.11

3.89 Acres

### UTILITIES

Public Water, Public Sewer, Natural Gas, LED lighting upgrades

### CONSTRUCTION

Wood Frame, Vinyl Siding, Rubber Roof



Scenic setting in Clifton Knolls residential neighborhood, on Murphy Pond.

Nestled between town pool & golf course

Renovated in 2021

Tenant mix includes traditional office, personal services, medical, commercial kitchen



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30,000 SF | 3.89 Acres | \$2,600,000

High occupancy

Excellent cash-flow

Recently renovated

Strong tenant mix;

- ✓ Traditional Office
- ✓ Medical Service
- ✓ Personal/Professional Services
- ✓ Commercial Kitchen



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