

FOR SALE - DOWNTOWN GLENS FALLS OFFICE BUILDING

174 Glen Street, Glens Falls, New York 12801



OFFERING SUMMARY

Sale Price:	\$875,000.
Building SF:	8,740
Office SF:	6,640
Retail SF:	2,100
Water/Sewer:	Municipal
Heating:	Forced Air
Cooling:	Central Air
Construction:	Block, Brick
Year Built:	1950
Roof:	Rubber

PROPERTY OVERVIEW

Beautiful high end, cutting edge renovation of Class A office building in the heart of downtown Glens Falls. Roof deck and private lounge on the lower level. Retail space or expanded office on the first floor. Municipal parking in the rear of the building.

Glens Falls is realizing tons of development as it is situated between Saratoga and Lake George. Walk to restaurants, the Theatre and many businesses.



Michael McGovern | Associate Broker

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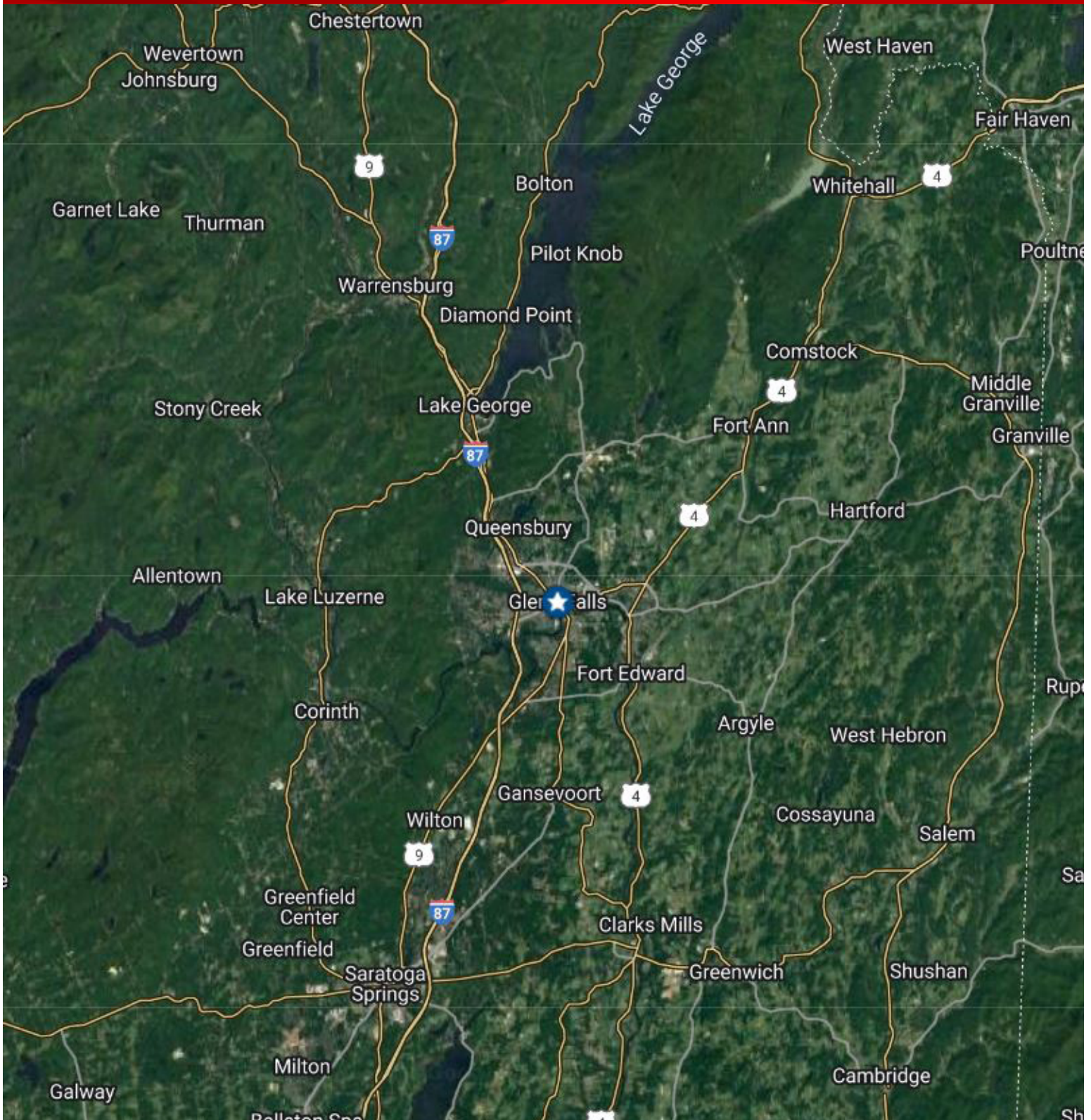
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