

375 BAY RD QUEENSBURY, NY 12804

SALE: \$2,395,000 / LEASE: \$12/SF, NNN

- ~ NOI of \$220K ~ 9.19% Cap Rate
- ~ 9.43% Cash-on-Cash w/ vacancy
- ~ \$300K in recent upgrades for 10 yr gov't renewal
 - Multi-tenanted w/ both medical & gov't tenants
 - Stable income to off-set operating expenses
 - Potential for expansion w/gov't approv. [~ 1 acre]
 - Well maintained, two story complex inside & out.
 - Two, second level suites ~ 6955sf [3488 / 3467] across from each other. Bullpen areas [one w/numerous cubicles (± 50)]
 - Perimeter offices/ conference rooms/ kitchenettes, numerous windows/ natural light/ security features
 - Ready for occupancy
 - Six months base rent only [NNN ~ \$4/sf] for a new five [5] yr lease

100% Bonus Depreciation [~ \$ 428k to \$624K]
potential using Cost Segregation for new owner

2024 Esri Report: 5 / 10 / 15 min. drive time:
Population: 7,756 / 39,440 / 64,944
Households: 3,341 / 14,357 / 29,657
Avg HH Inc.: \$75,892 / \$87,539 / \$95,283

2022 Traffic Count [CoStar]:
Quaker Rd & Bay Rd...23,622

Available SF: ± 6,955 RSF [3488 / 3467]
Year Built: ± 2004
Construction: Frame / Masonry
Roof: Asphalt Shingle
Zoning: Com-Office Prof [C-1]
HVAC: GFA/Central Air
Electric: 200 Amps
Handicap Access: Yes
Elevator: Pass [1]
Ceiling Height: ± 8'
Water/Sewer: Municipal
Fire Sprinkler Sys: Yes / Wet
Parking: ±150 [4.85/1K SF]
Lot Size: ± 4.05 ACRES
Taxes: ± \$38,500 (est.)



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