

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 (\pm 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: \pm 6,955 RSF [3488 / 3467]
Year Built: \pm 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: \pm 8'
Water/Sewer: Municipal
Fire Sprinkler Sys: Yes / Wet
Parking: \pm 150 [4.85/1K SF]
Lot Size: \pm 4.05 ACRES
Taxes: \pm \$38,500 (est.)



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