



FOR SALE

\$2,200,000

RECEPTION



NURSES' STATION



EXAM ROOM



Move-in Ready Medical Office Building

1547 Columbia Turnpike, Schodack NY, 12033

PROPERTY DETAILS

- Total Building SF: 17,012
 - 15,000 +/- SF Medical Office
 - 2,000 +/- SF Former farmhouse/office
- Zoning: HC Highway Commercial
- Parcel: 4.85 Acres at signalized intersection
- Road Frontage:
 - 258' on Columbia Tpke
 - 522' on Miller Rd
- Construction: masonry/wood frame
- Roof: TPO flat roof/shingled pitched roof
- Ceiling height: 10'
- Condition: very good
- Age:
 - 15,000 SF: 1991 and 2003 reno
 - 2,000 SF: early 1900's
- Exam Rooms
 - 20 Exam Rooms
 - 5 MOHS Surgical Rooms
 - 1 Procedure Room
 - 1 Leadlined Former X-Ray Room

LOCATION INFO

- 1/2 mile from I-90 Exit 10
- AADT Columbia Tpke: 12,400 Cars/Day
- AADT Miller Rd: 7,837 Cars/Day



14 Corporate Woods Blvd, Albany NY, 12211

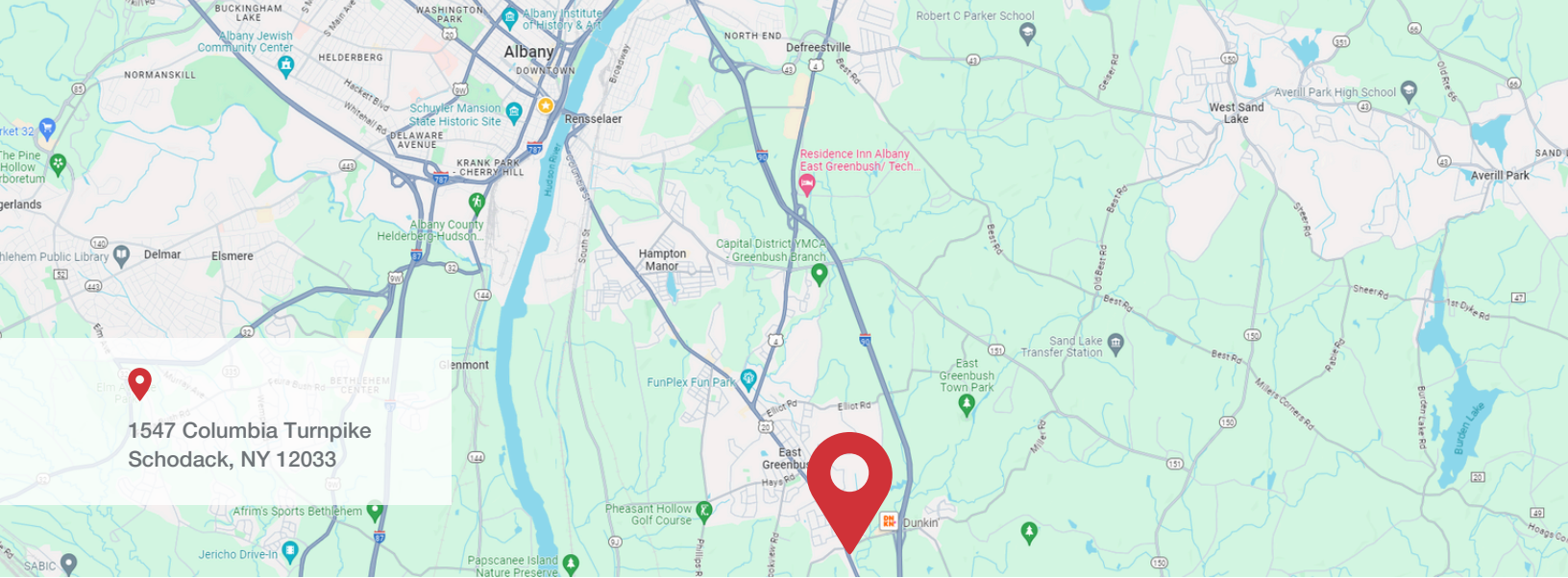


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**1547 Columbia Turnpike
Schodack, NY 12033**

**HIGHWAY COMMERCIAL ZONING ANALYSIS
PERMITTED USES:**

- General contractors
- Building supply/construction companies
- Veterinarian offices
- Health/medical facilities
- All permitted uses in LB Local Business zoning district
 - Retail stores
 - Personal service shops
 - Appliance repair shops
 - Enclosed eating/drinking establishments
 - Outdoor eating/drinking establishments
 - Funeral homes
 - Business/professional offices
 - Municipal buildings
 - Libraries and museums
- Special permit uses
 - Warehouses
 - Light manufacturing
 - Truck terminals
 - Shopping centers
 - Civic centers
 - Motion picture theaters
 - Personal wireless telecom services
 - Schools/day-care centers
 - Accessory apartments subj. to site plan review
 - All special permit uses in LB zoning district
- Special permit uses in LB zoning district
 - Dry cleaning/laundry establishments
 - Motor vehicle service/gas sales
 - Recreational facilities indoor/outdoor
 - Membership clubs, lodges, and churches
 - Outdoor sales lots
 - Hotel/motel
 - Bed-and-breakfast



MAIN ENTRANCE



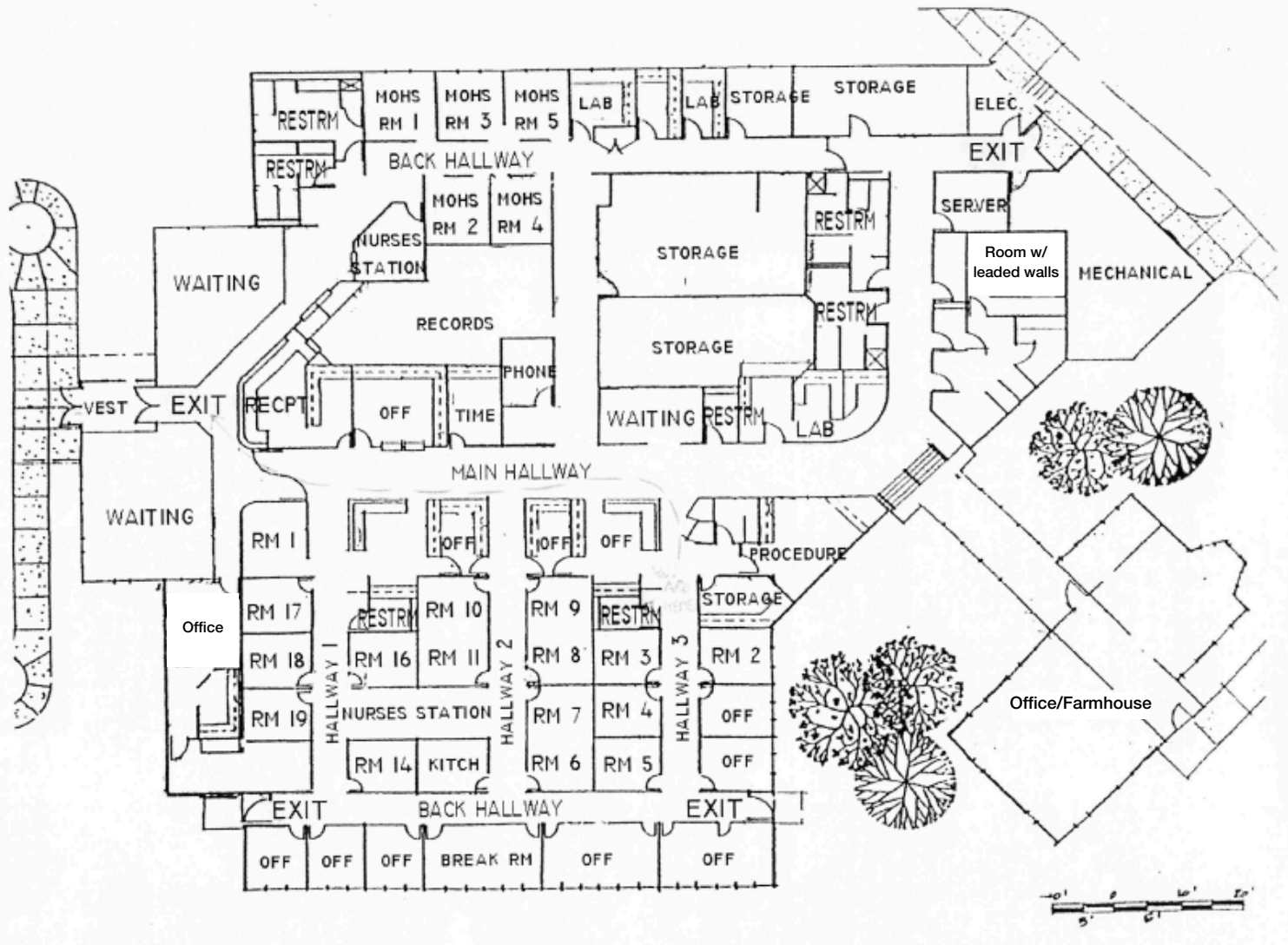
KITCHEN

William "Felton" McLaughlin, CCIM, SIOR

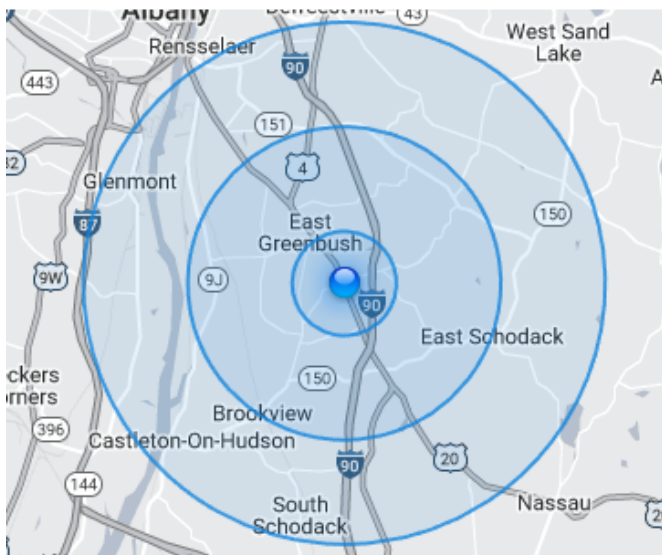
o: 518 465 1400 Ext.208

e: fmclaughlin@naiplatform.com





DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| Total Households | 1,414 | 5,768 | 13,814 |
| Total Population | 3,206 | 13,518 | 32,518 |
| Population White | 2,718 | 11,170 | 26,111 |
| Population Black | 101 | 399 | 1,485 |
| Population Hispanic | 119 | 478 | 1,368 |
| Population Asian | 127 | 711 | 1,693 |
| Population Pacific Islander | 0 | 0 | 4 |
| Population American Indian | 0 | 3 | 31 |
| Population Other | 29 | 100 | 351 |
| Persons Per Household | 2.3 | 2.3 | 2.4 |
| Average Household Income | \$142,906 | \$134,079 | \$118,680 |
| Average House Value | \$312,001 | \$330,254 | \$306,107 |
| Average Age | 46 | 45 | 44 |
| Average Age Male | 44 | 43 | 42 |
| Average Age Female | 47 | 46 | 44 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

— ADDITIONAL CONDITIONS

For Owner Occupants:

This property is ideal for owner-occupants who require either the entire medical space or just a portion, as it can be subdivided into smaller units, comprising two approximately 9,000 + 4,500-square-foot medical suites and two smaller 1,500-square-foot office suites.

For Investors:

It is also an attractive opportunity for investors seeking income, with the seller willing to commit to a 2-year lease-back term.

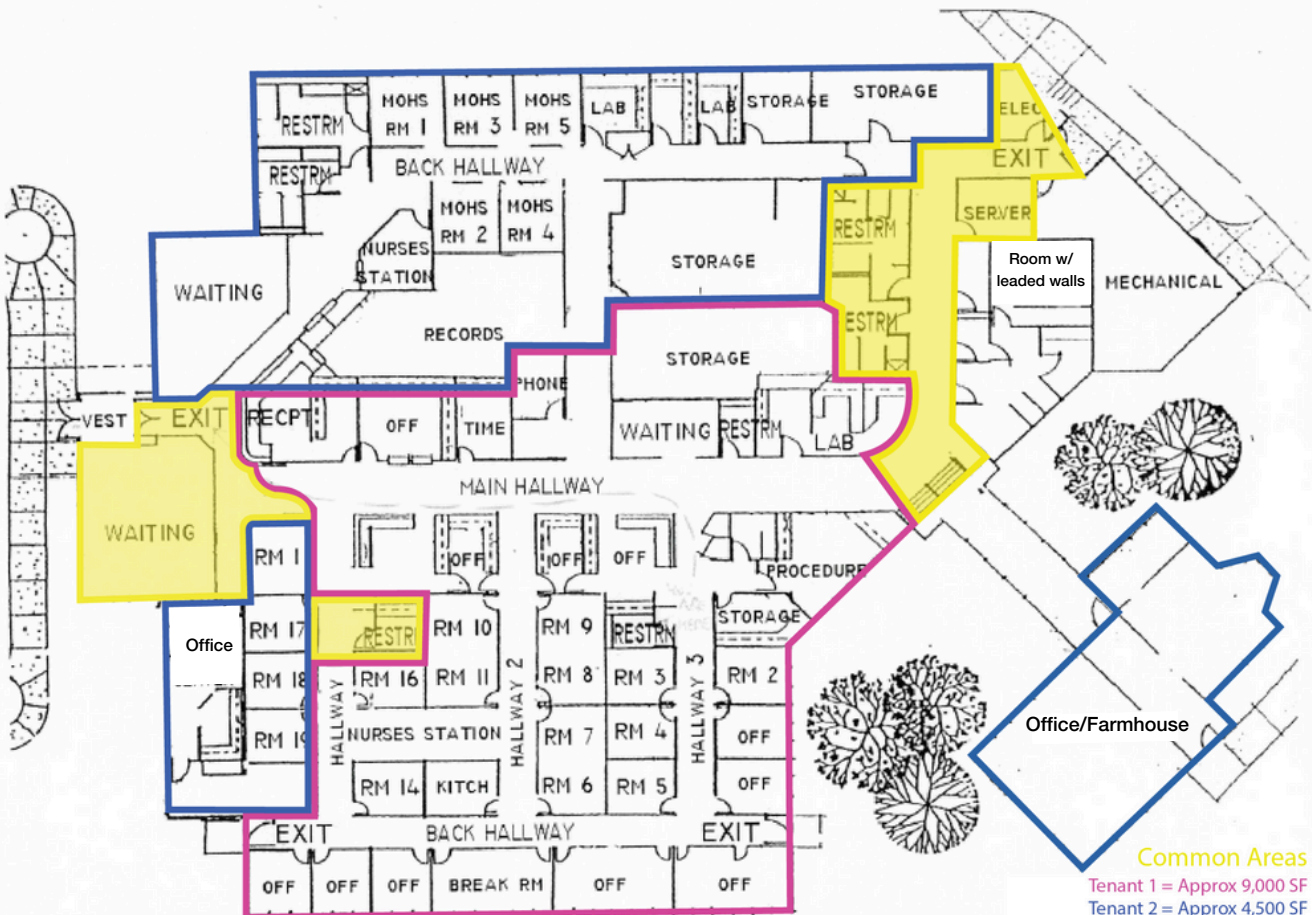
PRIVATE OFFICE



PROVIDER WORK STATIONS



EXAM ROOM



Common Areas
 Tenant 1 = Approx 9,000 SF
 Tenant 2 = Approx 4,500 SF
 Tenant 3 = Approx 1,500 SF
 Tenant 4 = Approx 1,500 SF