

Front



Rear Entry / Parking Lot



56 & 58 Clifton Country Road, Clifton Park NY – Professional Offices For Lease

Electric Car Charging + Updated Restrooms + Private Parking + Clifton Park Center Location



PROPERTY DETAILS – Small private offices for lease with parking.

USE

Professional Office, Medical, Retail

AVAILABLE SUITES, RENT + NETS

See Table on next page outlining rent/nets per suite.

Tenant responsible for prorated share of water/sewer, electric/gas utilities, snow & grounds, trash removal, increase in taxes over base year, and office janitorial.

PARKING

100 Private Spaces + 4 Electric Charging Stations

LOCATION

Clifton Park Center. Adjacent to (former) The Brick Tavern & Grille, Clifton Park Center Shopping Plaza



- Minutes From I-87 (Exits 8-9) and Rt 146
- Lifestyle Retail & Restaurants Nearby
- Updated Suites and Bathrooms
- Handicap Accessible with Elevator

PARCEL

412400 271.-3-47.122

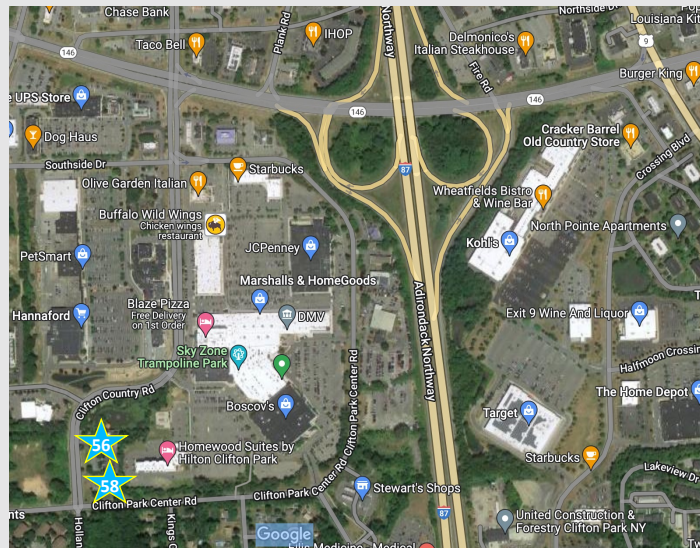
3.82 Acres

UTILITIES

Public Water, Public Sewer, Natural Gas

CONSTRUCTION

Wood Frame, Asphalt



Calculations, photos and data presented are deemed to be accurate, but not guaranteed and are intended for the purpose of illustrative projections and analysis. Information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this information should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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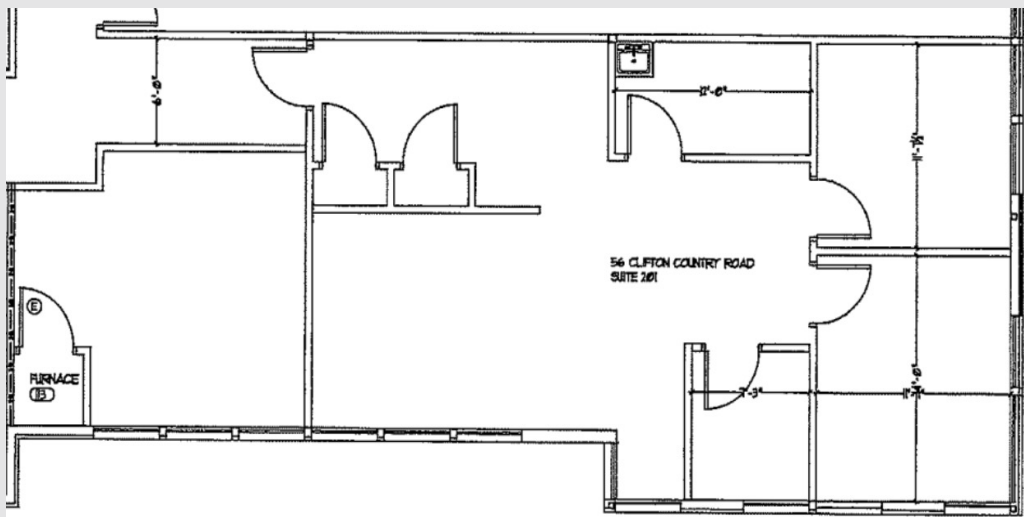


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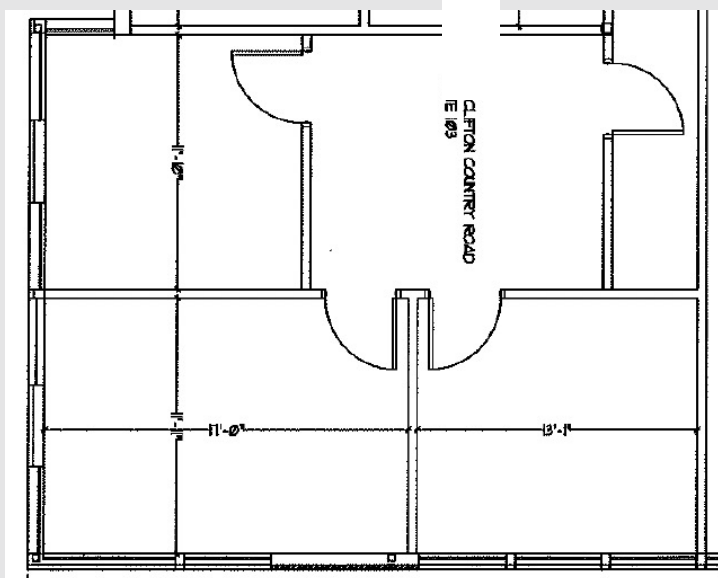
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			COMMON				
	SUITE	AVAIL DATE	USABLE SF (+/_)	AREA SF (+/_)	TOTAL SF (+/_)	RENT \$/MO	EST NETS \$/MO*
56 Clifton Country Road	201	Now	1,104	132	1,236	\$ 1,450	\$ 211
58 Clifton Country Road	104	now	794	89	883	\$ 1,100	\$ 98



56 CCR, Suite 201

3 Private Offices +
Reception + Bullpen +
Kitchen



58 CCR, Suite 104

3 Offices with Reception

