



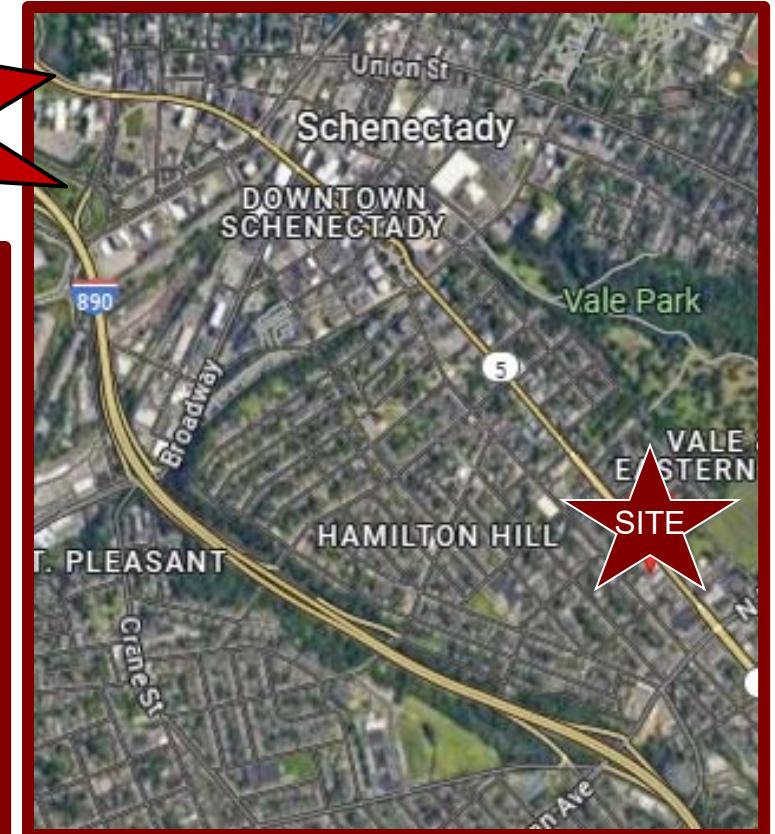
## Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

### For Sale or Lease

1000 State Street  
Schenectady NY 12307  
Schenectady County

Price Reduced  
\$995,000  
\$895,000  
Now \$795,000



**Joseph M. Draghi**

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

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**1000 State Street**  
**Tax ID#49.42-3-6.11**

- 0.56 AC 160 X 150
- 6,980 SF Building (Former Dollar General)
- Zoned C-2 Mixed Use Commercial
- C-2 Zoning allows for a number of uses:  
Animal & Veterinary Clinics, Antique Stores, Appliance Sales (Repair & Retail), Art Galleries and Supply Shops, Artist & Dance Studios, Bakeries, Banks, Banquet Facility, Bars, Taverns, Cocktail Lounges, Night Club, Bed-and-Breakfast, Broadcasting Stations, Business Incubator, Community Centers & Facilities, Cultural Facilities and Nonprofit Museums, Daycare Centers, Nursery Schools, Dry Cleaning Collection Stations, Dry-Cleaning and Dyeing Establishments, Entertainment Facilities (Bowling Alleys, Video Arcades, Indoor), Family Care Homes, Funeral Homes, Government Agency Structure or Use, Group Residences, Hospital, Hotels & Motels, Inns, Laundromats & Laundry Collection Stations, Meat Processing, Medical and Dental Clinics & Laboratories, Medical Hospitality House, Motor Vehicle Parts and Supply Sales, Motor Vehicle Rental, Motor Vehicle Repair & Detailing, Motor Vehicle Sales Indoor, Interior, Nursing Homes, Off Track Betting Parlors, Parking Lot, Professional & General Business Offices, Restaurants, Retail Sales and Services and much more!

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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