

# 519 State Street

Schenectady, NY 12305

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COMMERCIAL DIVISION



## FACTS

<b>Total SF:</b>	5,454 SF
<b>Available SF:</b>	1,000 SF (plus add'l storage available)
<b>Parking:</b>	3 (private)
<b>Zoning:</b>	C-4
<b>Utilities:</b>	Municipal
<b>Signage:</b>	Facade
<b>Traffic:</b>	10,635 AADT
<b>Delivery:</b>	Q1 '26
<b>Price:</b>	\$20.00 SF
<b>Tenant Pays:</b>	Base + Utilities

## CONTACT

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Licensed NYS Salesperson  
518.848.8420  
518.464.0870  
ajohnson@bhhsblake.com



## NOW LEASING!

- Located on busy street in heart of Downtown Schenectady
- Walking distance to cafes, restaurants, city hall and courthouse
- Building undergoing gut renovation, including 5 new resi units
- Access to private parking spaces and a short walk from Muni lots
- Ideal for boutique office, small scale retail, café, juice bar, deli, etc.
- Additional 1,025 SF of dry storage space available in basement

	3 MILE(S)	5 MILE(S)	10 MILE(S)
<b>POPULATION</b>	103,947	146,948	275,757
<b>AVG. HHI</b>	\$77,656	\$90,028	\$104,179
<b>EMPLOYEES</b>	42,961	55,111	146,838
<b>HOUSEHOLDS</b>	44,430	62,166	114,819



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**SITE**

Veterans Park

CLICK



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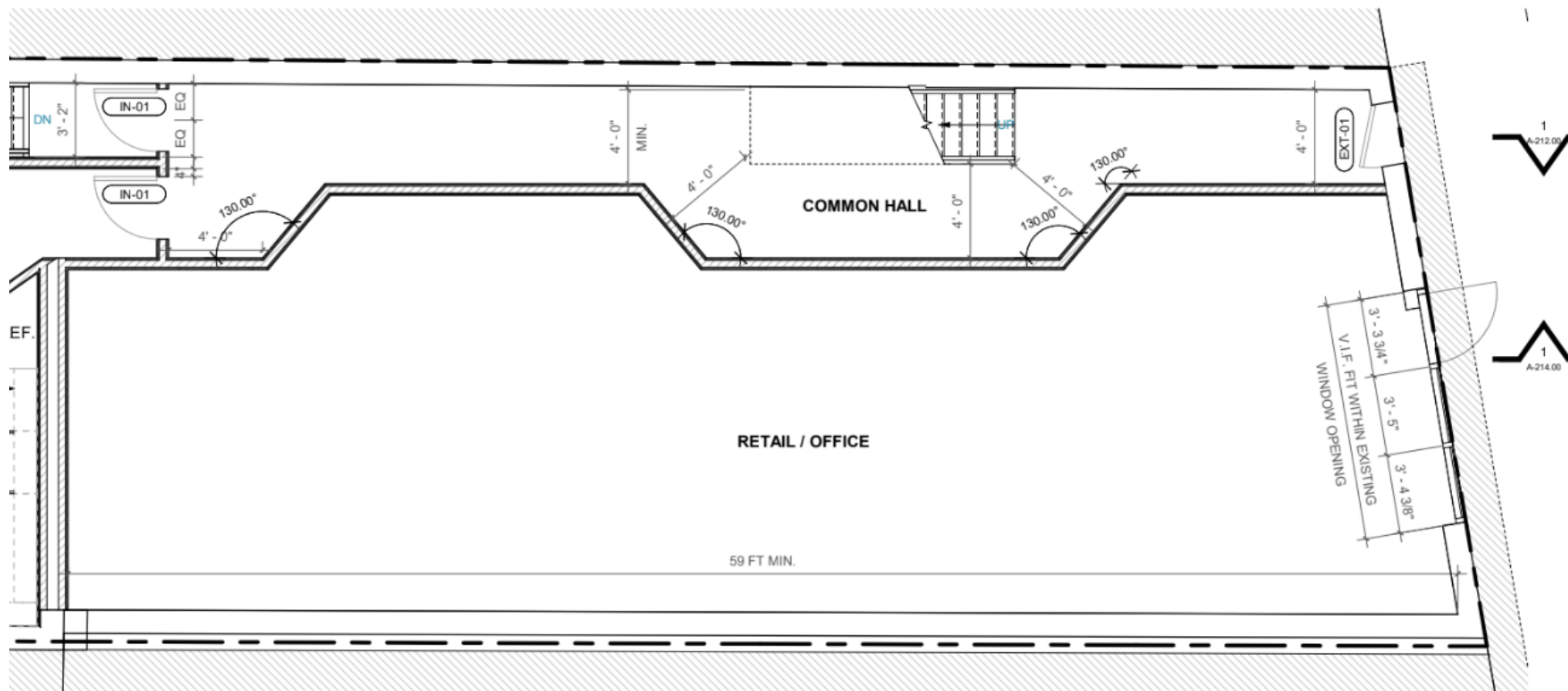


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## FLOOR PLAN



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