



10A New Karner Road, Guilderland, New York 12084

\$50,000 /YR NNN



Specifications

Zoning:	BN-RP, Business Non-Retail Professional
Topography:	Generally Flat, slight slope down from south to north
Condition:	Partially treed and paved
Utilities:	Municipal water, sewer (at the curb), gas, electricity
Approvals:	None
Visibility:	Overlooking the intersection of Rt. 155 & Rt. 20
Neighbors:	Walgreen's, CVS, NBT Bank, Key Bank, 1st National Bank of Scotia, Kumon Learning Center
Traffic Count:	35,000 cars daily, both roads combined

**Property is owned by a licensed NYS Real Estate Broker*

For more information, contact:

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