

**FOR
SALE OR
LEASE**

2 CHELSEA PLACE

CLIFTON PARK, NY

MEDICAL OFFICE BUILDING AVAILABLE



+/- 9,344 SF MEDICAL OFFICE BUILDING

PARTIALLY OCCUPIED BY CARENET MEDICAL GROUP

CAN BE DELIVERED VACANT OR POTENTIAL SALE-LEASEBACK

+/- 3,085 SF CURRENTLY VACANT

LESS THAN 1 MILE FROM 328 UNIT MIXED USE DEVELOPMENT PROJECT

IDEAL FOR BOTH PROFESSIONAL OFFICE AND MEDICAL USERS

MINUTES FROM EXIT 9 OF I-87 NORTHWAY

LOCATED WITHIN CLIFTON PARKS FEATURED BUSINESS CORRIDOR

SURROUNDED BY NUMEROUS DINING & SHOPPING AMENITIES

1.56 ACRE LOT

THIRTY-EIGHT (38) SURFACE

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE J. BRADLEY, CPA

NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

THOMAS A. MILLER

NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com

FOR SALE

\$1,200,000

\$128 PSF

FOR LEASE

\$21.75 PSF

FULL SERVICE LEASE



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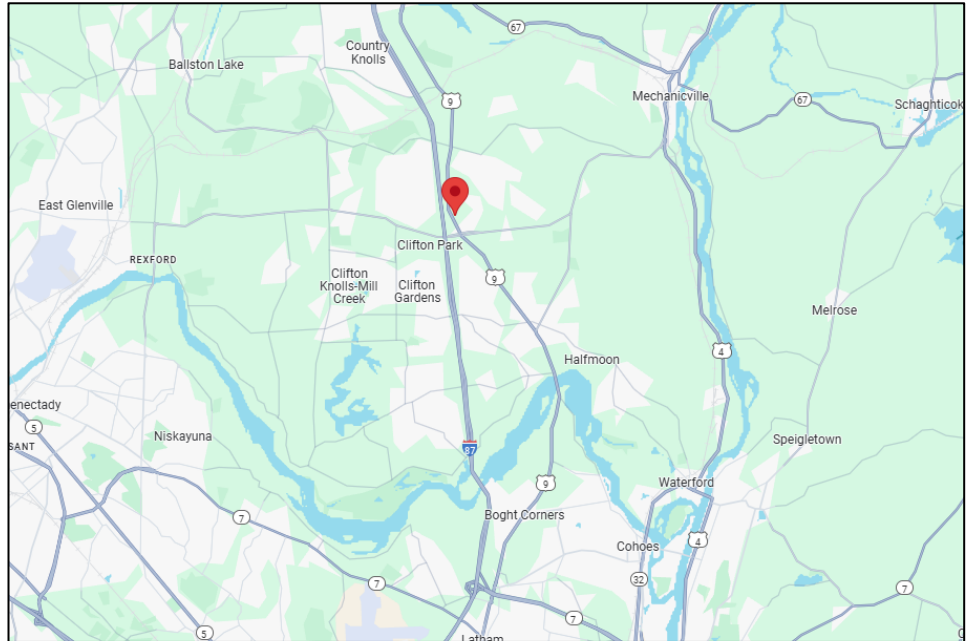
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LOCATION



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PHOTOS



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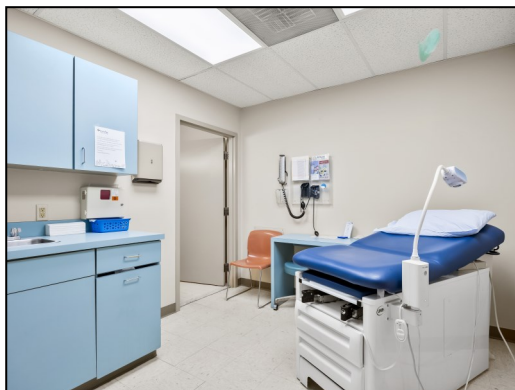
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CARENET
MEDICAL
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VACANCY



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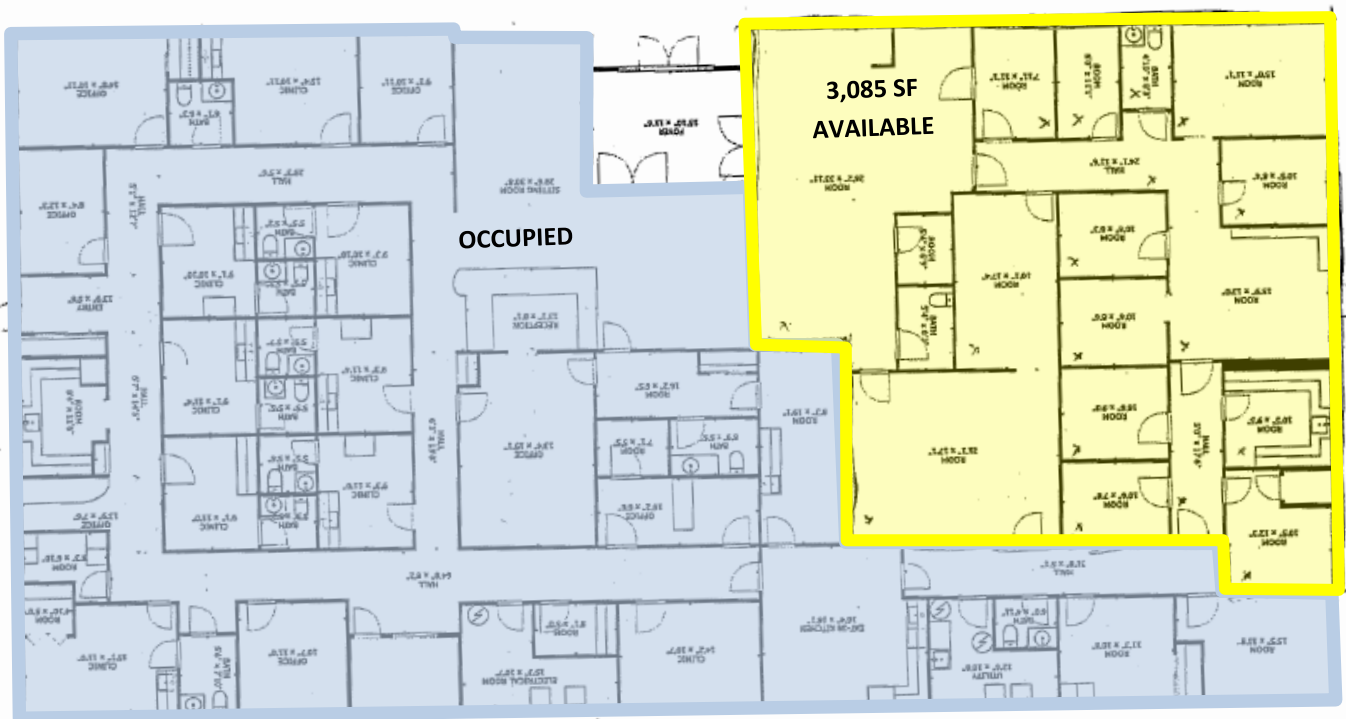
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FLOORPLAN



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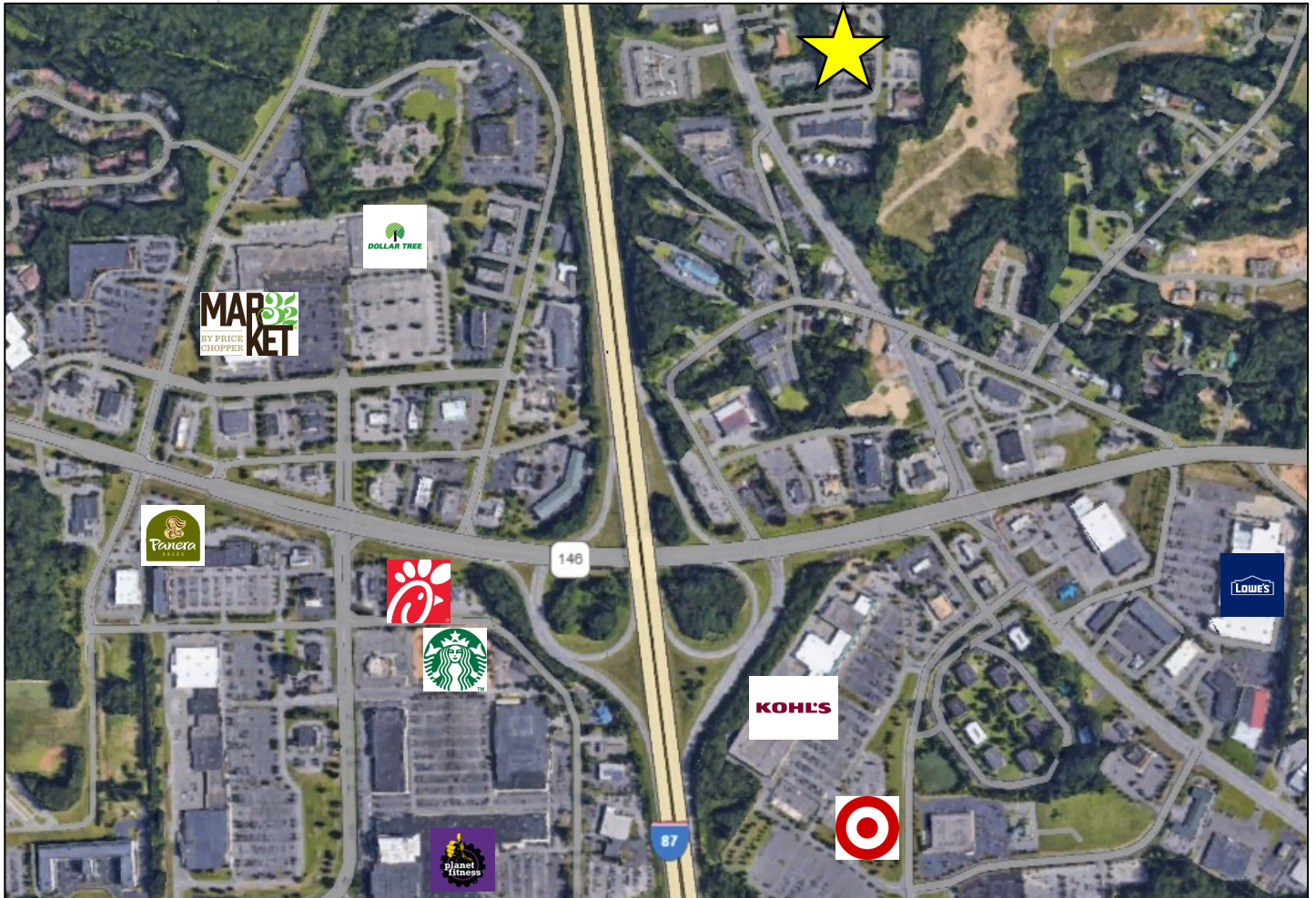
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AMENITIES



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PRO FORMA

TENANT

POTENTIAL RENTAL INCOME	\$ 270,301
LESS: VACANCY & CREDIT LOSS - 5%	(13,515)

INCOME

TOTAL ANNUAL EFFECTIVE GROSS RENTAL INCOME	\$ 256,786
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EXPENSES

% OF GPR

INSURANCE	\$ 12,531	4.88%
REPAIRS & MAINTENANCE	\$ 12,839	5.00%
PROPERTY TAXES	\$ 6,777	2.64%
SCHOOL TAXES	\$ 18,260	7.11%
UTILITIES	\$ 15,407	6.00%
WATER	\$ 500	0.19%
TOTAL ANNUAL OPERATING EXPENSES	\$ 66,314	

NET OPERATING INCOME	\$ 190,471
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