

FCP
REAL ESTATE

547

RIVER STREET
TROY, NY

CENTRAL
ROCK GYM

RETAIL





PROPERTY OVERVIEW

547 River Street

547 River Street is a 6-story 121,000 square foot historic building located on the Hudson River in Troy, New York. The building has signed a rock climbing fitness center and daycare along with the approval for 59 residential units and street retail space perfect for a cafe, pharmacy, hair and more!

The property is a mixed-used commercial building in an up and coming urban downtown location! Tenants at Flanigan Square will be part of First Columbia's vision to create a vibrant waterfront district in Downtown Troy known as the Waterfront District. For more info: www.thewaterfronttroy.com.



SPACE HIGHLIGHTS

PRIME STREET RETAIL

LOCATION

Just off the downtown Troy exit off Alt. Route 7.

GROWTH + REDEVELOPMENT

Property a part of master redevelopment project known as the Waterfront District (www.thewaterfronttroy.com). The site is located in a section of the District dedicated to providing services such as a grocery store, multi-family units, senior housing, fitness, and more.

ACCESS

Easy access to downtown Troy and highways and access to the newly developed RiverWalk - Troy's walking path that connects the downtown area to North Troy.

PROXIMITY

Retail spaces will have prime location to multi-family units within same building and 160+ units next store. A new Bargain Grocery store is under construction across the street offering fresh, healthy food at an exceptionally affordable price.



RETAIL SPACES: STREET LEVEL
547 RIVER STREET
MULTI-FAMILY MIXED USE BUILDING

- | | | | | | |
|---|-------------------------------|--------|---|----------------------------------|----------|
| 1 | ReStyle Boutique | LEASED | 4 | ideal for pharmacy or healthcare | 2,645 SF |
| 2 | ideal for hair salon, massage | 820 SF | 5 | ideal space for studio or office | 1,340 SF |
| 3 | PIONEER Bank | LEASED | 6 | ideal space for studio or office | 1,379 SF |

LEASING TEAM

CONTACT INFO



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