



ASKING
\$14/SF MODIFIED GROSS

101 RIDGE ST.
GLENS FALLS, NY
12801

REALIZE
BROKERS & CONSULTANTS



For
LEASE



PRIME COMMERCIAL SPACE IN DOWNTOWN GLENS FALLS, OFFERING FLEXIBLE BUILD-OUT OPTIONS AND QUALITY TENANTS IN A CENTRAL LOCATION

This excellent commercial property located on Ridge Street in Glens Falls, New York, offers two available spaces ideal for various business needs. Priced at \$14 per square foot on a modified gross basis, tenants are responsible for prorated shares of electricity and natural gas, while the landlord covers taxes and insurance. CAM for the remainder. With a freshly paved parking lot, a newer roof, and the ability for custom build-outs, this property offers a great opportunity in an ideal location, just across from the Queensberry Hotel and within easy walking distance to the downtown main strip.

PROPERTY FEATURES

- **Location:** Situated on Ridge Street in the heart of Glens Falls, New York.
- **Pricing:** \$14 per square foot on a modified gross basis.
- **Tenant Responsibilities:** Prorated share of electricity and natural gas and CAM.
- **Landlord Responsibilities:** Cover taxes, insurance, and general building maintenance.
- **Features:** Freshly paved parking lot, newer roof, and customizable build-out options.
- **Proximity:** Located across from the Queensberry Hotel and close to the downtown main strip.



101 RIDGE STREET

GLENS FALLS, NY 12801

REALIZE
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+/- 6,211 SF
CAN BE SUBDIVIDED

101 RIDGE ST. SUITE 2 FLOOR PLAN



+/- 2,608 SF

101 RIDGE ST. SUITE 1 FLOOR PLAN