

101 RIDGE ST. GLENS FALLS, NY 12801













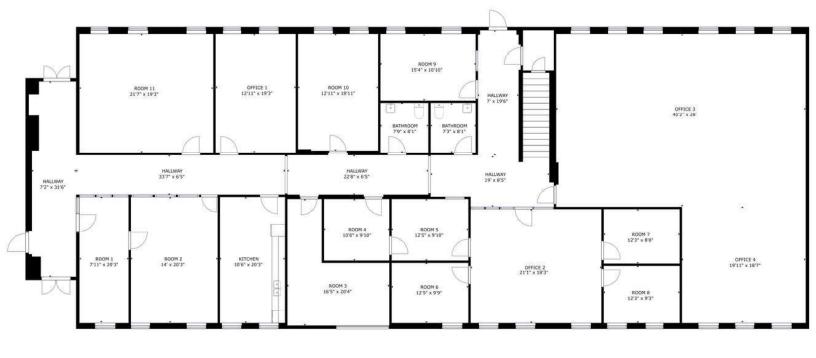
PRIME COMMERCIAL SPACE IN DOWNTOWN GLENS FALLS, OFFERING FLEXIBLE BUILD-OUT OPTIONS AND QUALITY TENANTS IN A CENTRAL LOCATION

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

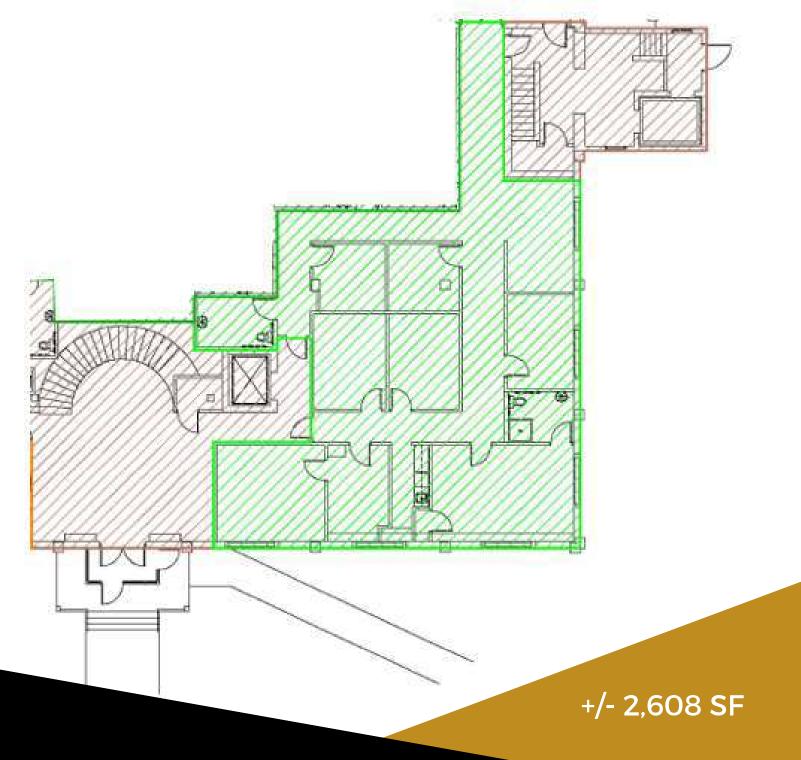
 GLENS FALLS, NY 12801



+/- 6,211 SF CAN BE SUBDIVIDED

101 RIDGE ST. SUITE 2 FLOOR PLAN





101 RIDGE ST. SUITE 1 FLOOR PLAN

