

**FOR  
SALE**

# 104-112 ERIE BLVD

## SCHENECTADY, NEW YORK 12305

### **166 UNIT APPROVED DEVELOPMENT OPPORTUNITY**



#### **+/-4.08 ACRE APPROVED MULTI-FAMILY DEVELOPMENT**

CONSISTS OF 2 TAX LOTS ALONG ERIE BLVD & EDISON AVE

QUALIFIES FOR NYS OPPORTUNITY ZONE PROGRAM

ELIGIBLE HISTORIC PRESERVATION TAX CREDITS

APPROVALS IN PLACE FOR 166 UNITS SPANNING 4 BUILDINGS AND LARGE PARKING LOT

PLANS CONSIST OF 1-4 BEDROOM UNITS

HIGH END AMENITIES INCLUDING SWIMMING POOL, DOG PARK, FITNESS CENTER, CAFÉ,  
AND CO-WORKING SPACE

OVERLOOKS GENERAL ELECTRIC OFFICE PARK

CLOSE PROXIMITY TO RIVERS CASINO AND OTHER MOHAWK HARBOR DEVELOPMENTS

SECONDS FROM STATE STREET WITH NUMEROUS DINING AND ENTERTAINMENT OPTIONS

CLOSE PROXIMITY TO UNION COLLEGE

DIRECTLY OFF I-890

**FOR MORE  
INFORMATION  
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CONTACT**

#### **RUDY R. LYNCH, CCIM**

NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

#### **KYLE J. BRADLEY, CPA**

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**FOR SALE**

**\$2,490,000**

\$15K PER APPROVED UNIT



**Adding Value Through Professional Real Estate Services**

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### PROPERTY DETAILS

#### **104-108 Erie Blvd, 121 Edison Avenue- Tax ID: 39.79-1-2.1**

- +/- 3.62 Acres
- 104 Erie Blvd (To Be Demolished)
  - 24,080 sf
  - Built 1920
  - Approved 5 story development with 110 Units
- 106 Erie Blvd
  - 9,333 sf
  - 1 Story (Existing structure to remain)
  - Built 1981
  - Approved for 3 Units
  - Plans include high end amenities such as fitness center, meeting room, café, co working space, rooftop pool and lounge
- 108 Erie Blvd
  - 21,432 sf
  - 4 Stories (Existing structure to remain)
  - Built 1980
  - Approved for 39 Units
- 121 Edison Avenue
  - 2.49 Acres
  - 228 Parking Spots



#### **112 Erie Blvd- Tax ID: 39.79-1-5.1**

- +/- .46 Acres
- 23,144 sf
- 2 Stories (Existing structure to remain)
- Built 1960

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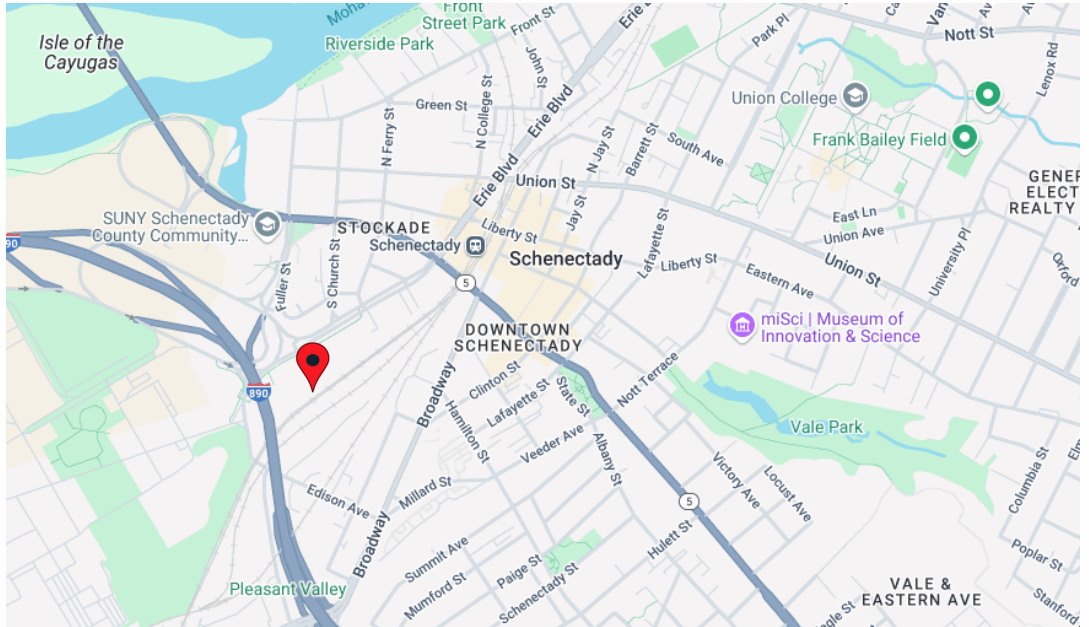


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### LOCATION



### TAX MAP



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EXTERIOR  
PHOTOS



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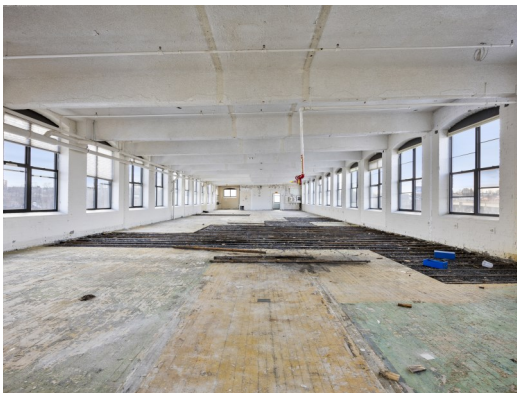


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INTERIOR  
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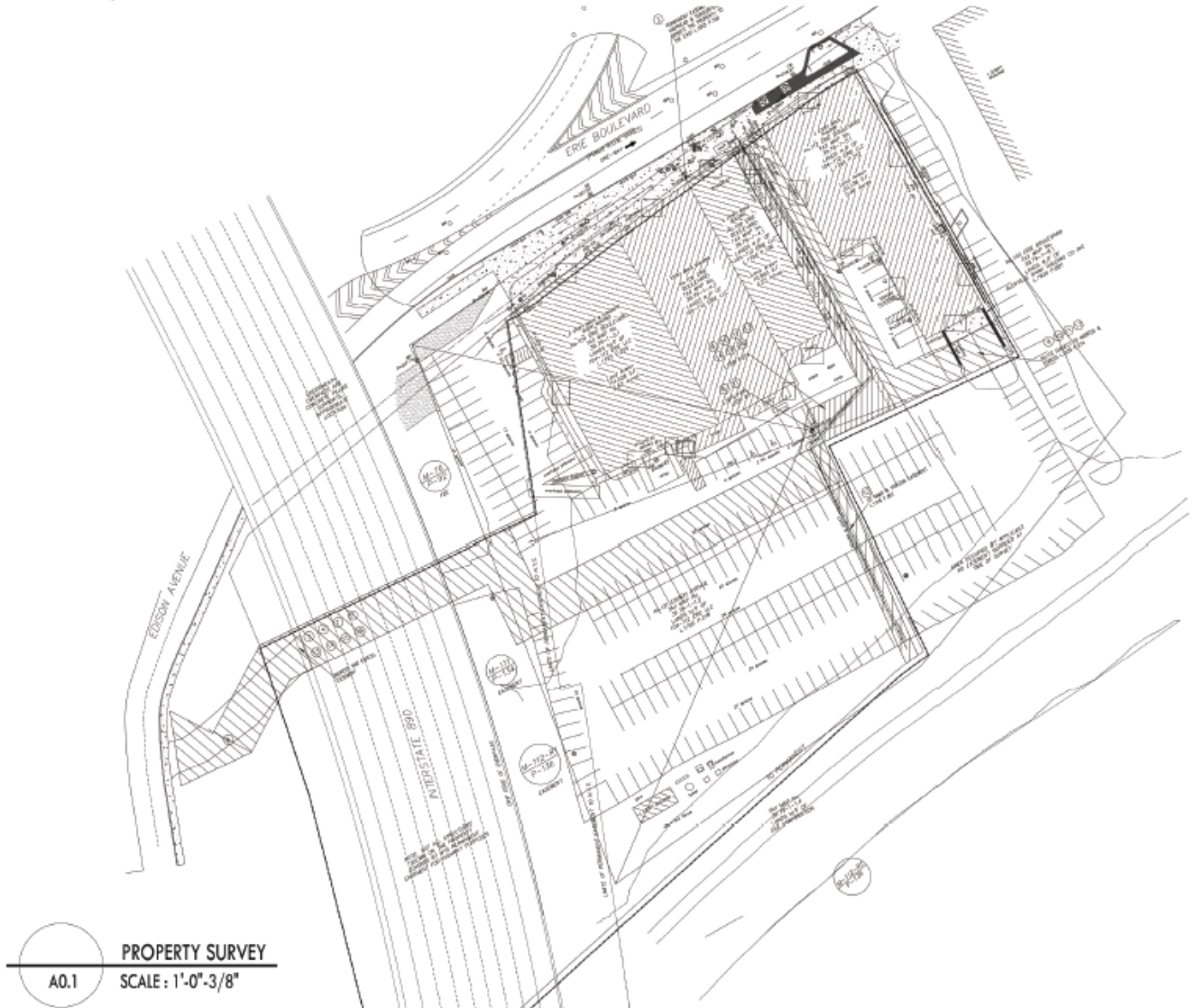


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SURVEY



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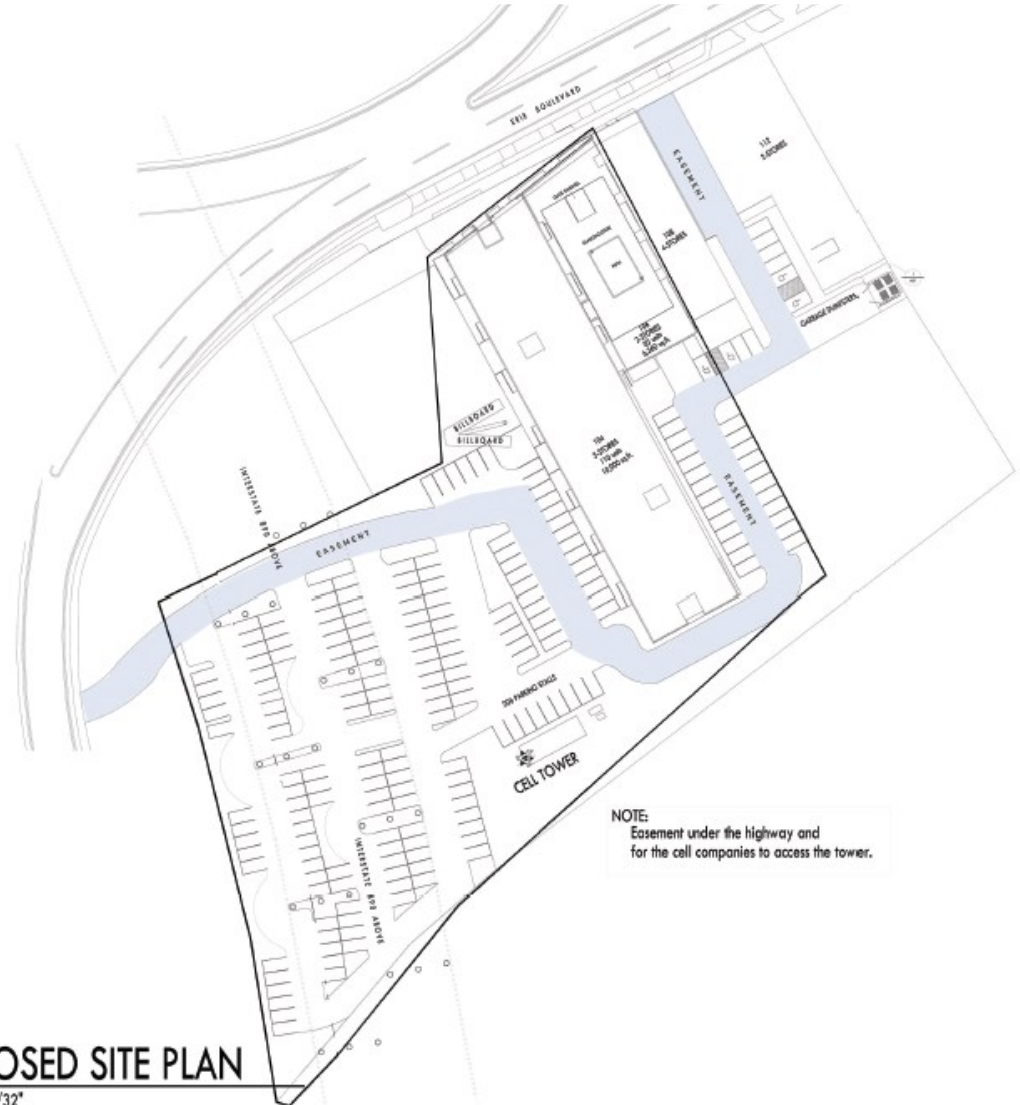
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## SITE PLAN



### PROPOSED SITE PLAN

03

SCALE: 1"=0'-3"/32"

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## PROPOSED FLOOR PLANS



PROPOSED FOURTH FLOOR



PROPOSED FIRST FLOOR



PROPOSED FIFTH FLOOR



PROPOSED THIRD FLOOR



PROPOSED SECOND FLOOR

## 104 ERIE - PROPOSED FLOOR PLANS

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## PROPOSED EXT ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

## 104 ERIE - PROPOSED EXTERIOR ELEVATIONS

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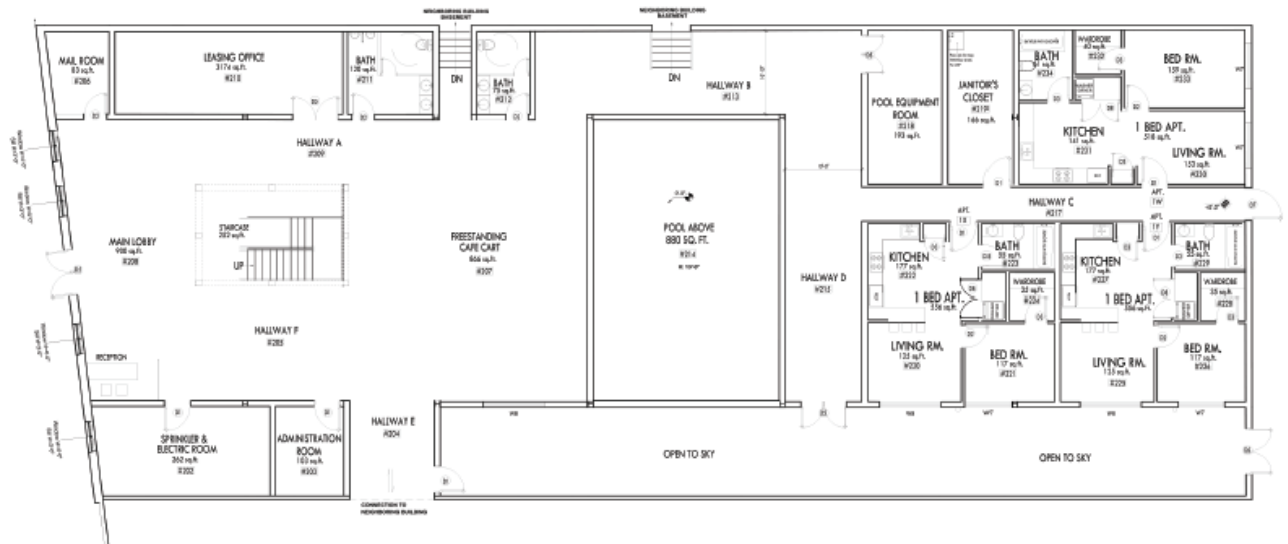


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### PROPOSED 1ST FLOOR PLAN



### PROPOSED FIRST FLOOR PLAN-106

A2.12

SCALE: 1'-0"=3/16"



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SCALE : 1'-0"-3/16"



Carrow

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Architectural elevation drawing of a building facade. The drawing shows a brick building with a glass overhead door and a pool enclosure. The elevation includes height markers on the left: 11'0", 7'2", 4'6", 1'10", and 1'0". The pool enclosure is labeled "POOL ENCLOSURE" and the glass overhead door is labeled "GLASS OVERHEAD DOOR". The building material is labeled "BRICK".

Architectural elevation drawing of a pool enclosure and glass enclosure. The drawing includes the following labels and dimensions:

- Labels:**
  - STEEL TRUSSES
  - POOL ENCLOSURE
  - GLASS ENCLOSURE
  - GLASS OVERHEAD DOOR
  - STEEL RAIL AND RAILS
  - WALL SCISSORS
  - BRICK
  - STEEL TRUSS ON STEEL OVERHEAD CORNER GLASS DOORING WITH RUBBER FOOT
- Dimensions:**
  - Vertical dimensions on the left: 15'-0" (total height), 6'-0" (height of pool enclosure), 10'-0" (height of glass enclosure), 6'-0" (height of brick wall), and 10'-0" (height of brick wall).
  - Horizontal dimensions: 11'-0" (width of pool enclosure), 11'-0" (width of glass enclosure), and 11'-0" (width of brick wall).



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