



**180 ERIE BOULEVARD**  
**SCHENECTADY, NY**

**FOR SALE**  
**\$1,250,000**

## **27,000 SQFT HISTORIC MIXED- USE BUILDING FOR SALE**

- Located along Erie Blvd in Downtown Schenectady
- Impeccably Maintained Historic Property
- Multiple Uses Possible
- Located in Opportunity Zone
- HTC, LIHTC, other Redevelopment Routes
- Open Floorplates



**KW** CAPITAL  
DISTRICT  
KELLERWILLIAMS



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Incredible redevelopment opportunity in Downtown Schenectady along Erie Boulevard Corridor. Surrounded by many recent and proposed development projects that will be supported by the City of Schenectady's Strategic Investment Plan and the Downtown Revitalization Initiative. Many possible uses for the 23,000+/- SF commercial building including residential mixed-use. Possible Historic Tax Credit opportunity. 3-stories, 7,500+/- SF floorplate, with loading dock access on first level. Incredibly well-maintained.

## Property Fact

Sale Type	Investment	Sale Condition	Redevelopment Project
Property Type	Office	Property Subtype	Office/Residential 
Building Size	29,400 SF	Building Class	C
Year Built	1926	Price	\$1,250,000
Price Per SF	\$43	Percent Leased	100%
Tenancy	Multiple	Building Height	3 Stories
Typical Floor Size	7,667 SF	Building FAR	3.80
Land Acres	0.18 AC	Opportunity Zone	Yes 
Zoning	C-4 - Zoning C-4 Downtown Mixed-Use District - The Downtown Mixed-Use (C-4) District is intended to represent the central business district of the City.		



# Benjamin Romer

## COMMERCIAL DIRECTOR

### LICENSED REAL ESTATE AGENT

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