180 ERIE BOULEVARD

SCHENECTADY, NY

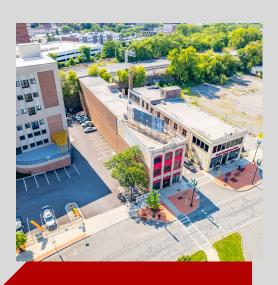


Located along Erie Blvd in Downtown
Schenectady

SALE

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





Benjamin Romer 518-368-3932

bromer@kw.com



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

Zoning

Investment Sale Type Sale Condition Redevelopment Project Office Property Subtype Office/Residential > Property Type **Building Size** 29,400 SF **Building Class** Year Built 1926 Price \$1,250,000 Price Per SF \$43 Percent Leased 100% Building Height 3 Stories Tenancy Multiple Typical Floor Size 7,667 SF Building FAR 3.80 Land Acres Opportunity Zone Yes (i)

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

518-368-3932 | BROMER@KW.COM

