

FOR SALE - 7 Story Mixed Use Building Office, Storage and Residential Apartments 192 Erie Boulevard, Schenectady, NY 12305



**FOR SALE
\$7,900,000**

Property Highlights

- Building Size: +/- 66,167 SF
- Availability:
 - 1st Floor: +/- 4,824 SF | \$15 / SF
 - 2nd Floor: +/- 9,630 SF | \$15 / SF
 - GF: +/- 1,200 SF office / flex | \$10 / SF
 - GF: +/- 2,000 SF Storage / garage | \$7 / SF
- Frontage: 181'
- Year Built: 1970 / Renovated in 2021
- HVAC: Gas-fired RTU's / Central AC
- Elevators: 2 Passenger Elevators
- Parking: 60 Paved & Lighted Spaces / 3:1 Parking Ratio to Office Tenants
- Permitted Uses: Office, Medical Office, Retail, Daycare, Cultural/Community Facilities, Schools, & Restaurants.
- Residential Units: Floors 4-7

Property Information

Recently renovated 7 story mixed use building located on Erie Blvd, one of the primary gateways into downtown Schenectady. Floors 1-3 are commercial office and flex space with floors 4-7 converted into apartments. Office suites ranging from 1200 SF to 9630 SF and up to 2000 SF storage space w/ loading docks. Great central location to attract and retain staff. Easy highway access for clients. Staff can walk to restaurants, banking, shopping and after work, entertainment venues. Building has off-street parking. Locally owned and managed by an experienced and respected landlord.

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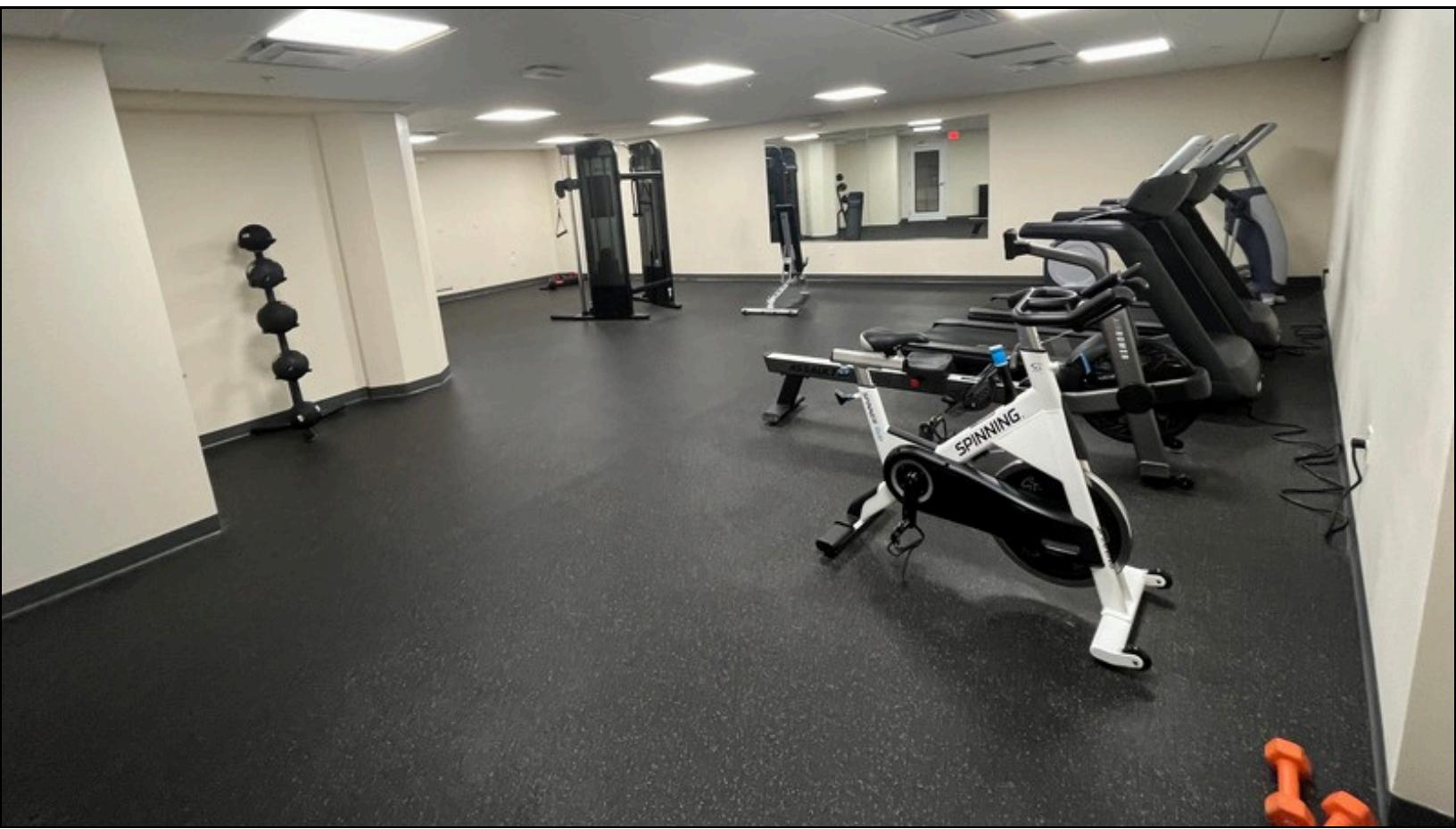
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Interior Pictures - Commercial:



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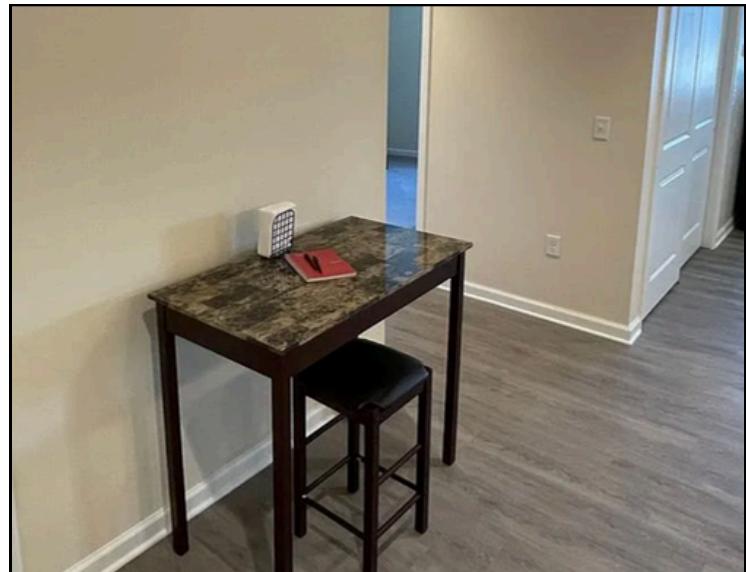
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Interior Pictures - Residential:



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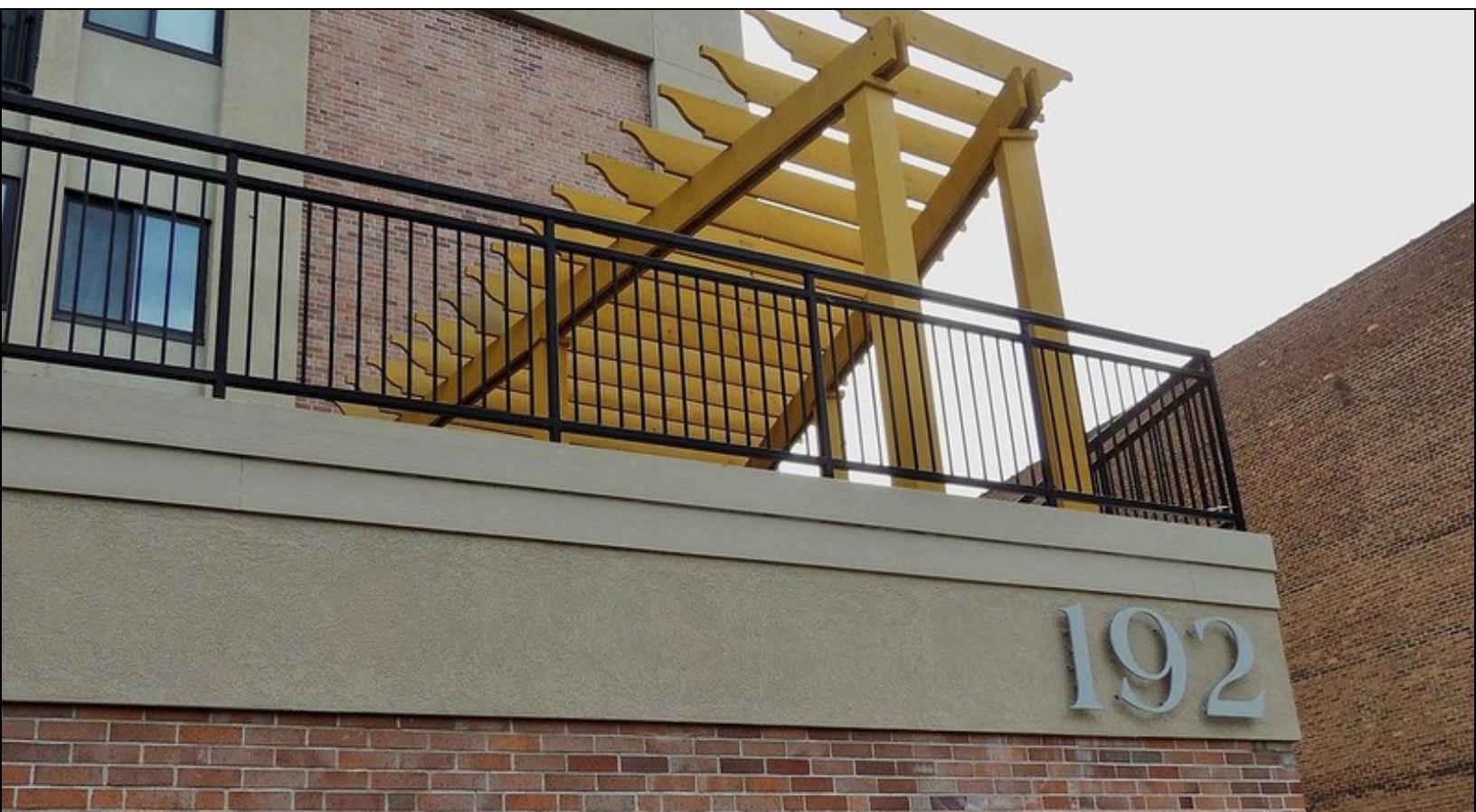
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Outdoor Terrace by 2nd Floor Entrance:



Exterior of Building:



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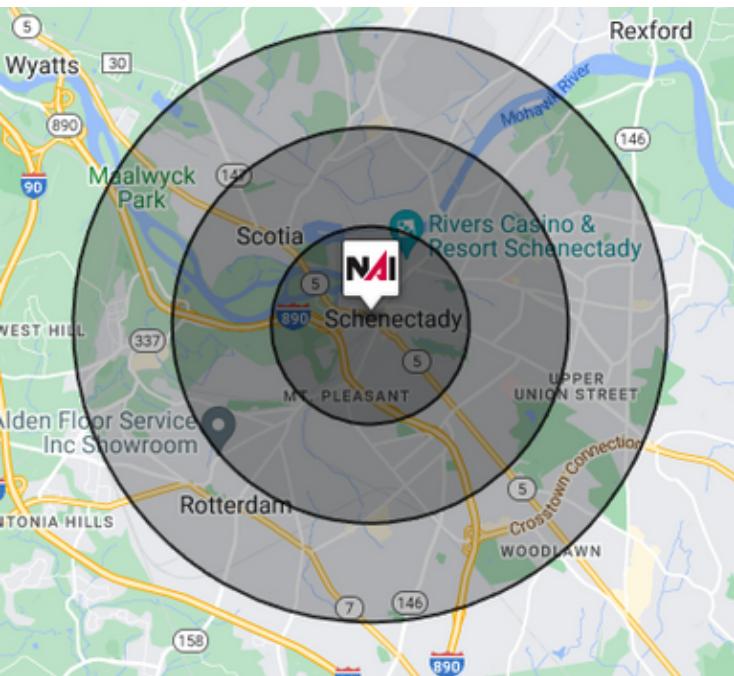


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Demographics Of Surrounding Area



	1 Miles	2 Miles	3 Miles
Total households	7,142	27,014	43,556
Total population	18,757	67,302	106,413
Population white	41.1%	46.1%	56.2%
Population black	28.4%	21.8%	16.5%
Population hispanic	14.7%	13.2%	10.9%
Population asian	6.4%	6.7%	6.3%
Population pacific islander	0.2%	0.2%	0.1%
Population american indian	1.4%	1.4%	1.0%
Population other	10.2%	10.2%	7.7%
Persons per household	2.6	2.5	2.4
Average household income	\$64,537	\$75,159	\$85,935
Average house value	\$220,766	\$208,299	\$223,139
Average age	37	39	40
Average age male	36	37	38
Average age female	38	40	41

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