

1010 TROY-SCHENECTADY RD, LATHAM NY 12110
2,275 SQ. FT. OFFICE/RETAIL FOR LEASE



This timber frame farmhouse, listed on the National Register of Historic Places, offers 2,275 sq. ft. of space for a business use. It is the former Watervliet Town Hall has a southwestern exposure and boasts wonderful views of the airport. The building has undergone full interior and exterior restoration. Farmhouse is visible from Troy-Schenectady Road with driveway access off Old Niskayuna Road and availability for signage on Troy-Schenectady Road. Modern electric and data wiring has been installed. Lighting and HVAC are energy efficient.

General

- Building Total:** 4,492 sq. ft.
- First Floor:** 1,131 sq. ft.
- Second Floor:** 1,144 sq. ft.
- Price:** \$13.00/sq. ft. NNN hybrid
- Optional Storage:** 1,144 sq. ft. (walk up attic)
- Storage Price:** \$2.50/sq. ft. NNN hybrid
- NNN:** Utilities, communications, janitorial, snow removal, landscaping
- Zoning:** Commercial Office Residential (COR)
- Availability:** September 15, 2010

Specifications

- ADA:** ADA compliant
- Restroom:** 1 restroom (first floor)
- HVAC:** Gas forced air heat, a/c will be added
- Floor Load:** 50 pounds per sq. ft.
- Parking:** 3 parking spaces (more can be added)

Construction

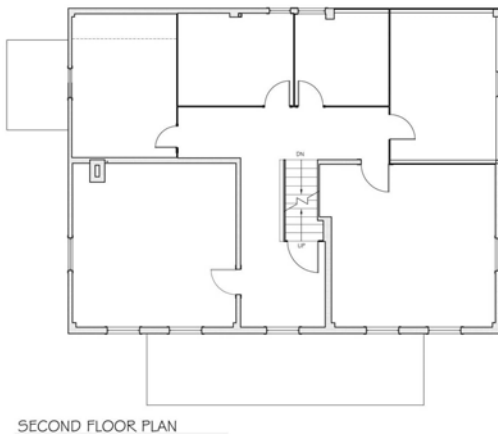
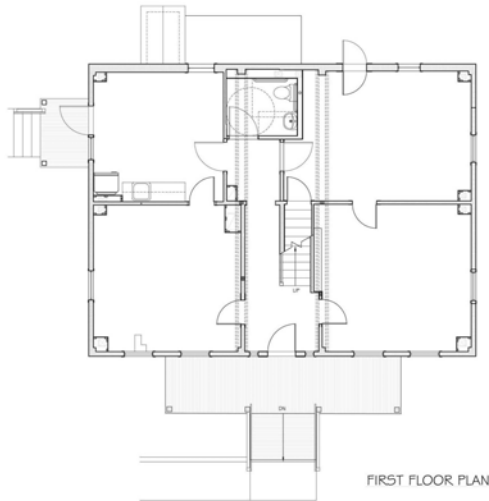
- Exterior:** Timber frame with wood siding
- Roof:** Cedar shake shingles
- Year Built:** 1790-1806 by Revolutionary War Veterans Ebenezer Hills Sr. and Jr.

Utilities

- Electric:** National Grid
- Gas:** National Grid
- Water:** Town of Colonie
- Sewer:** Town of Colonie

Access

- Highway:** Rte 7/Troy-Schenectady Road (0.25 mile)
- Interstate:** I-87/Northway Exit 6 (1.5 miles), I-90 (3.5 miles)





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