

## CONVENIENCE STORE FOR LEASE

10 New Scotland Avenue, Albany, NY 12209



### FEATURES:

- ± 2,100 SF
- Parking for 10+ vehicles
- Newer Construction

### UTILITIES:

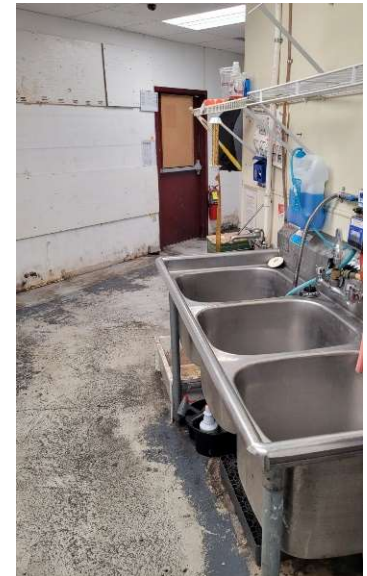
- Tenant pays own utilities & their share of CAM
- Municipal water and sewer

### PRICE:

- Offered at \$ 17.00/SF NNN (\$2,550/mo. + utilities, CAM)
- No application fee/fast easy approval
- Possible leasehold improvement financing

### RESTRICTIONS

- Non-compete with other tenants & Stewart's Shops



### KYLE J. SCHOONMAKER

Commercial Developer • Licensed Real Estate Broker  
518.581.1201 ext 4440 | 518.421.4009 cell | 518.581.1209 fax  
kschoonmaker@stewartshops.com  
Stewart's Shops Corporation PO Box 435, Saratoga Springs, NY 12866



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