

For Lease/Sale

672 Mariaville Rd. Rotterdam, NY 12306



FEATURES:

±3,417 SF of building
1 +/- acre parcel
Parking for 40 +/- vehicles

UTILITIES:

Municipal water, Septic System

RESTRICTIONS:

Deed restriction for no food service or convenience store/gas

ZONING: General Business B2

PRICE

For Lease: \$17.00/sf NNN, Utilities + CAM
For Sale: \$989,000

FINANCING:

Owner financing available

TAX INFORMATION

Tax ID #: 48.13-2-26.1
25 Assessment: \$1,221,500
25 County Tax: \$12,648.72
25/26 School: \$19,340.64
Combined Tax: \$ 31,989.36

MOLLY RUSSELL

Licensed Real Estate Salesperson

realestate@stewartshops.com | 518.581.5298

Stewart's Shops Corporation PO Box 435, Saratoga Springs, NY 12866



