

**FOR LEASE**

**289 W. Main St. Malone, NY 12953**



**FEATURES:**

- ±6,000 SF of building
- Spacious with high ceilings
- Ready for your finishing touches
- Ideal location on high visibility corner
- Plenty of parking
- Municipal water and sewer
- Deed restriction: non compete with Stewart's Shops, no convenience store/gas/food service
- Any major structural building repairs included

**PRICE:**

- Offered at \$5,500 /month
- Tenant pays for own utilities

**FINANCING:**

- Possible owner financing available
- No application fee/fast easy approval
- Possible leasehold improvement financing

**SUPPORT:**

- Contractor referrals
- Provide information for regulatory approvals



**CHUCK MARSHALL**

Licensed Real Estate Broker

518.581.1201 ext 4435 | 518.269.0664 cell

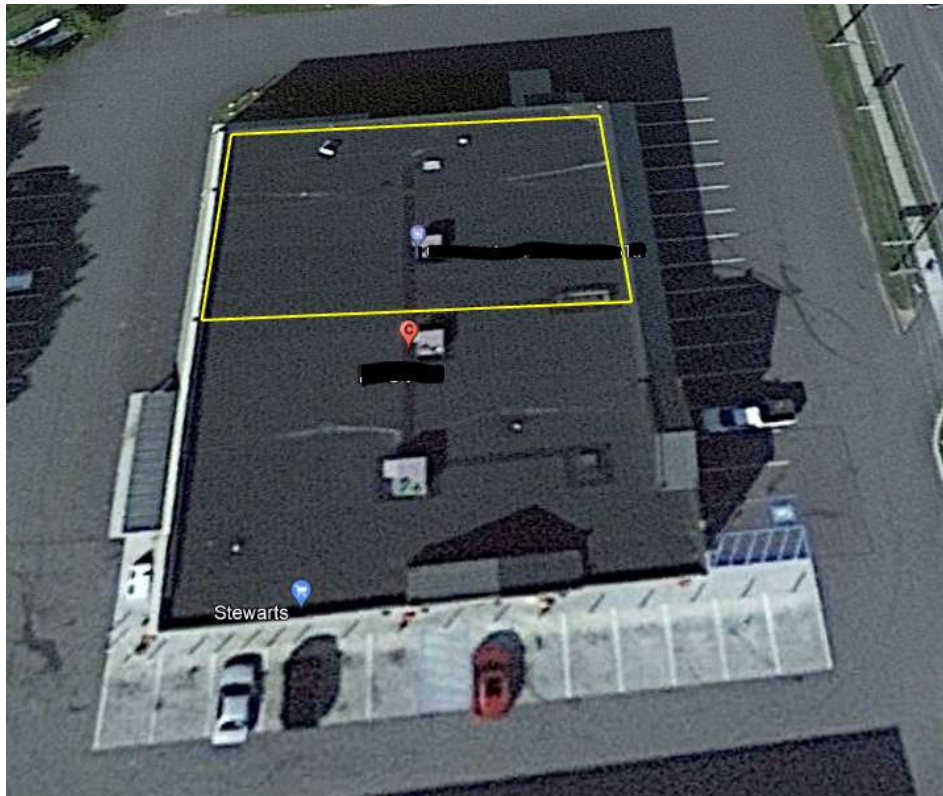
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#3311

# Open Space & High Ceilings



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