

# 309 VISCHER FERRY ROAD FOR LEASE

Corner of Grooms Road/Vischer Ferry Road, Clifton Park, NY



## FEATURES:

- ± 1,500 SF
- Parking for 10+ vehicles
- Newer Construction

## PRICE:

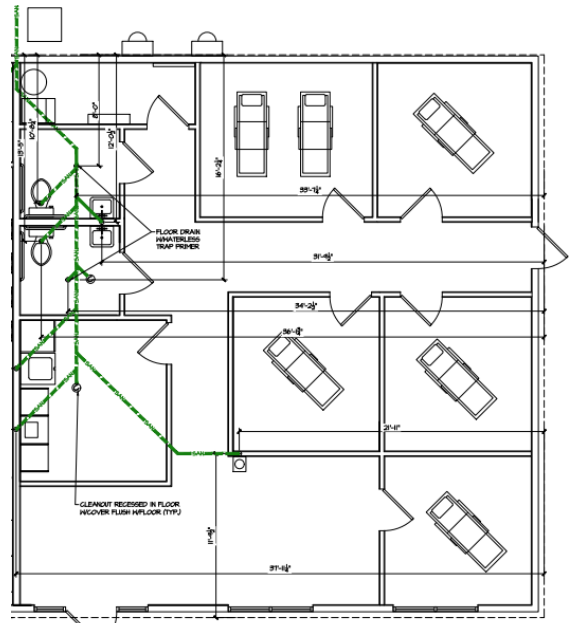
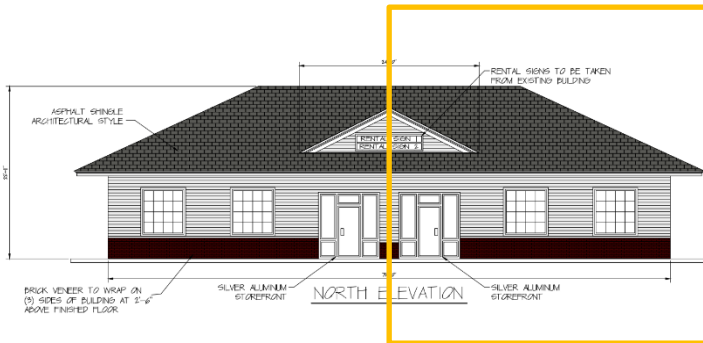
- Offered at \$17.50/Sq Ft, CAM Included
- No application fee/fast easy approval
- Possible leasehold improvement financing

## UTILITIES:

- Tenant pays own utilities & water/sewer
- Municipal water and sewer

## RESTRICTIONS

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



309 VISCHER FERRY ROAD  
(Next to Encourage Hair Salon)

## CHUCK MARSHALL

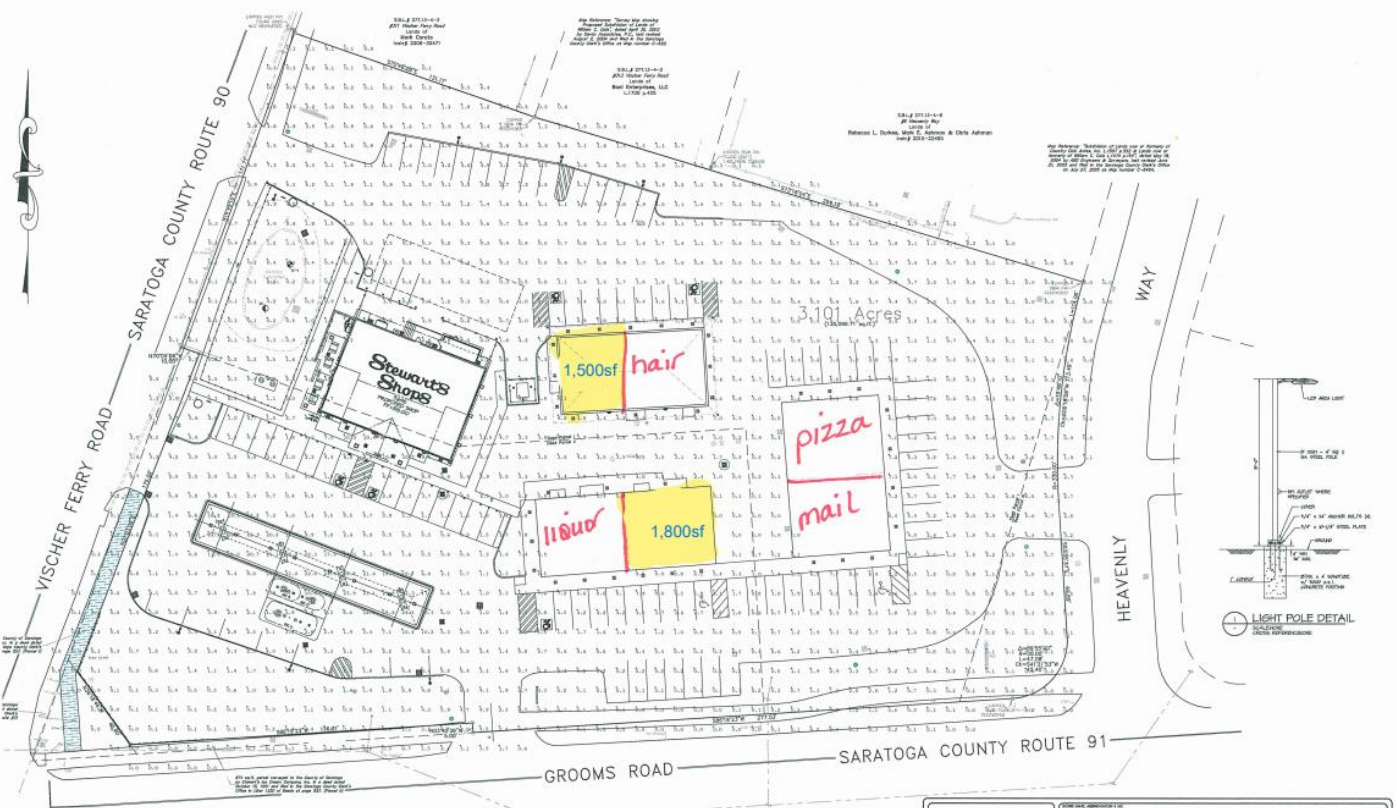
Licensed Real Estate Broker

realestate@stewartshops.com | 518.581.5298

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



#2964



| Label/Code   | Qty | Label                   | Assignment | Total Comp | Lot Area |
|--------------|-----|-------------------------|------------|------------|----------|
| COFFEE STAND | 1   | STP-200-30-30-00-C10-00 | 21000      | 0.0        | 1.000    |
| MAIL STAND   | 1   | STP-200-30-30-00-C10-00 | 21000      | 0.0        | 1.000    |
| LIQUOR STAND | 1   | STP-200-30-30-00-C10-00 | 21000      | 0.0        | 1.000    |
| PIZZA STAND  | 1   | STP-200-30-30-00-C10-00 | 21000      | 0.0        | 1.000    |

| Calculation Summary | Col/Code             | Units | Qty  | Net  | Area | Area/Comp | Area/Unit |
|---------------------|----------------------|-------|------|------|------|-----------|-----------|
| Lot Area            | 11111111111111111111 | sq    | 2.00 | 20.4 | 10.0 | 0.0       | 0.0       |

|  |                                  |                                      |
|--|----------------------------------|--------------------------------------|
|  | <b>PROPOSED PHOTOMETRIC PLAN</b> |                                      |
|  | DATE: _____<br>BY: _____         | REVISIONS: _____<br>BY: _____        |
| PROJECT: 307 VISCHER FERRY ROAD - CLIFTON PARK, NY 12065 |                                  | SHEET: 1A<br>TOTAL: 1 x 20'          |
| CLIENT: Stewart's Shops                                  |                                  | SCALE: 1" = 20'<br>DATE: 10/20/2011  |
| PROJECT NO: 5-5  |                                  | DRAWN BY: _____<br>CHECKED BY: _____ |



Located in the back

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