643 GROOMS ROAD SUITE 2 FOR LEASE

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



FEATURES:

- ± 1,800 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





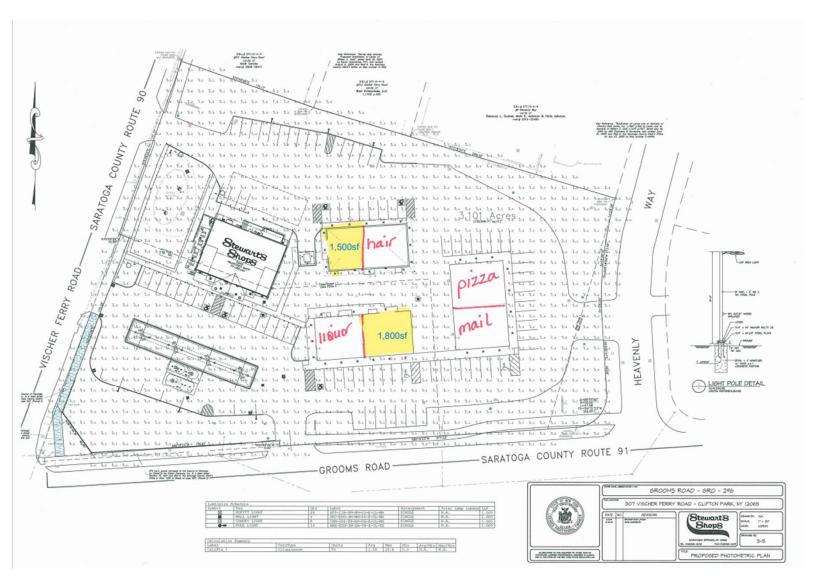


KYLE J. SCHOONMAKER

Commercial Developer • Licensed Real Estate Associate Broker 518.581.1201 ext 4440 | 518.421.4009 cell | 518.581.1209 fax kschoonmaker@stewartsshops.com

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







KYLE J. SCHOONMAKER

Commercial Developer • Licensed Real Estate Associate Broker 518.581.1201 ext 4440 | 518.421.4009 cell | 518.581.1209 fax kschoonmaker@stewartsshops.com

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



Floor Plan

