

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

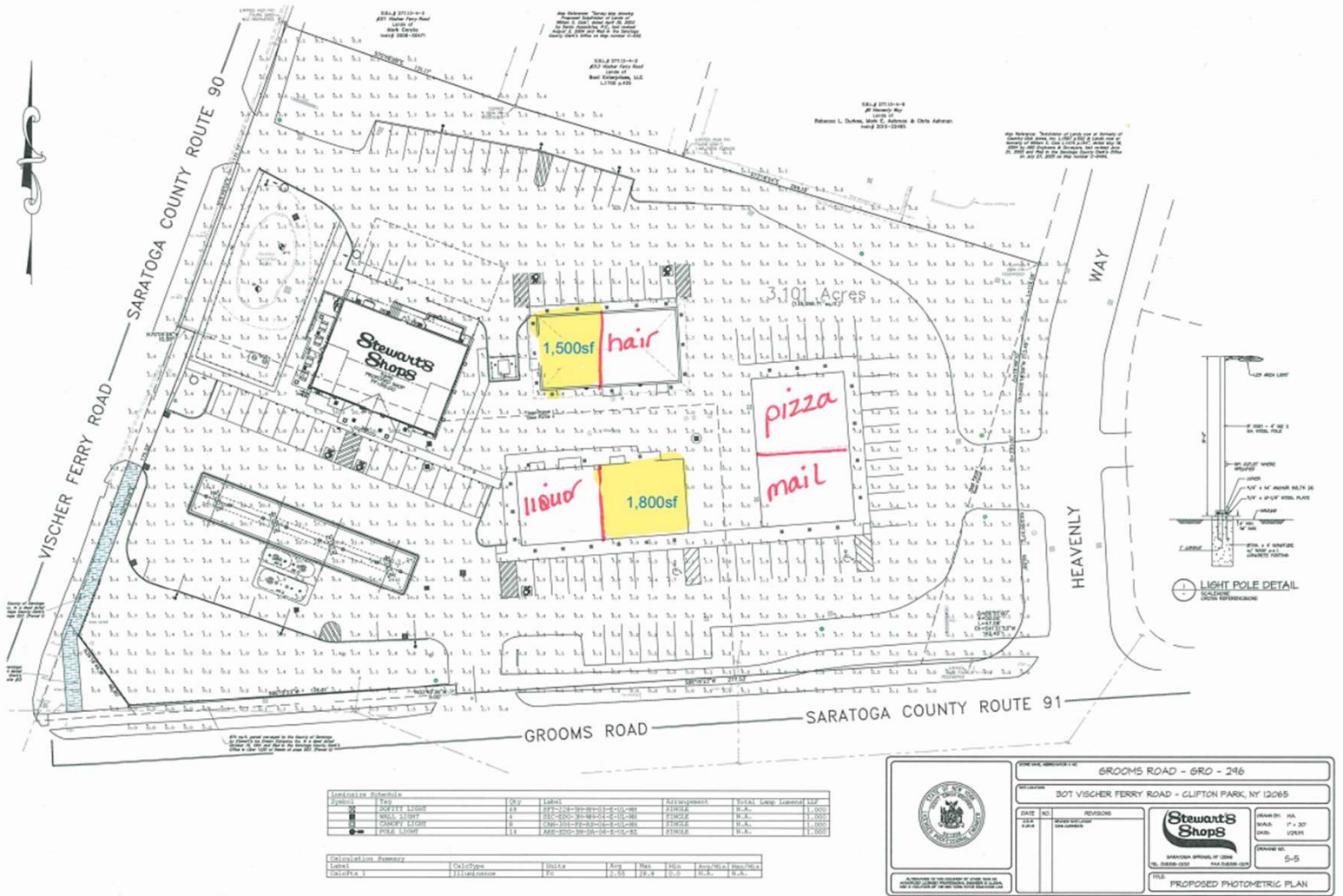
- Non-compete with other tenants & Stewart's Shops



KYLE J. SCHOONMAKER

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**Stewart's
Shops**
#2962



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