

# RETAIL/OFFICE SPACE FOR LEASE

781 Hudson Ave., Stillwater, NY 12170



## FEATURES:

- *Approx. 1,600 SF of space*
- *Parking in front and back*
- *Front and rear entrances*
- *Municipal water and sewer*

## PRICE:

- *Offered at \$9.25/Sq Ft + utilities, CAM*
- *Tenants pay their own heat, electric, garbage removal, janitorial, water bill*
- *Tenancy restrictions - no food service, no pizza, no convenience store/gas*

## FINANCING:

- *No application fee/fast easy approval*
- *Possible leasehold improvement financing*
- *Contractor referrals*
- *Provide information for regulatory approvals*

## CHUCK MARSHALL

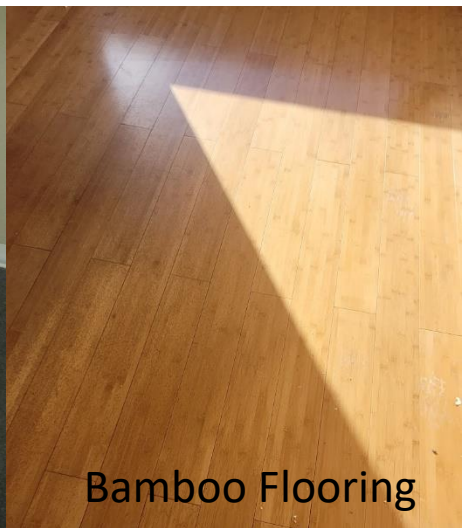
Licensed Real Estate Broker

realestate@stewartsshops.com | 518.581.5298

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



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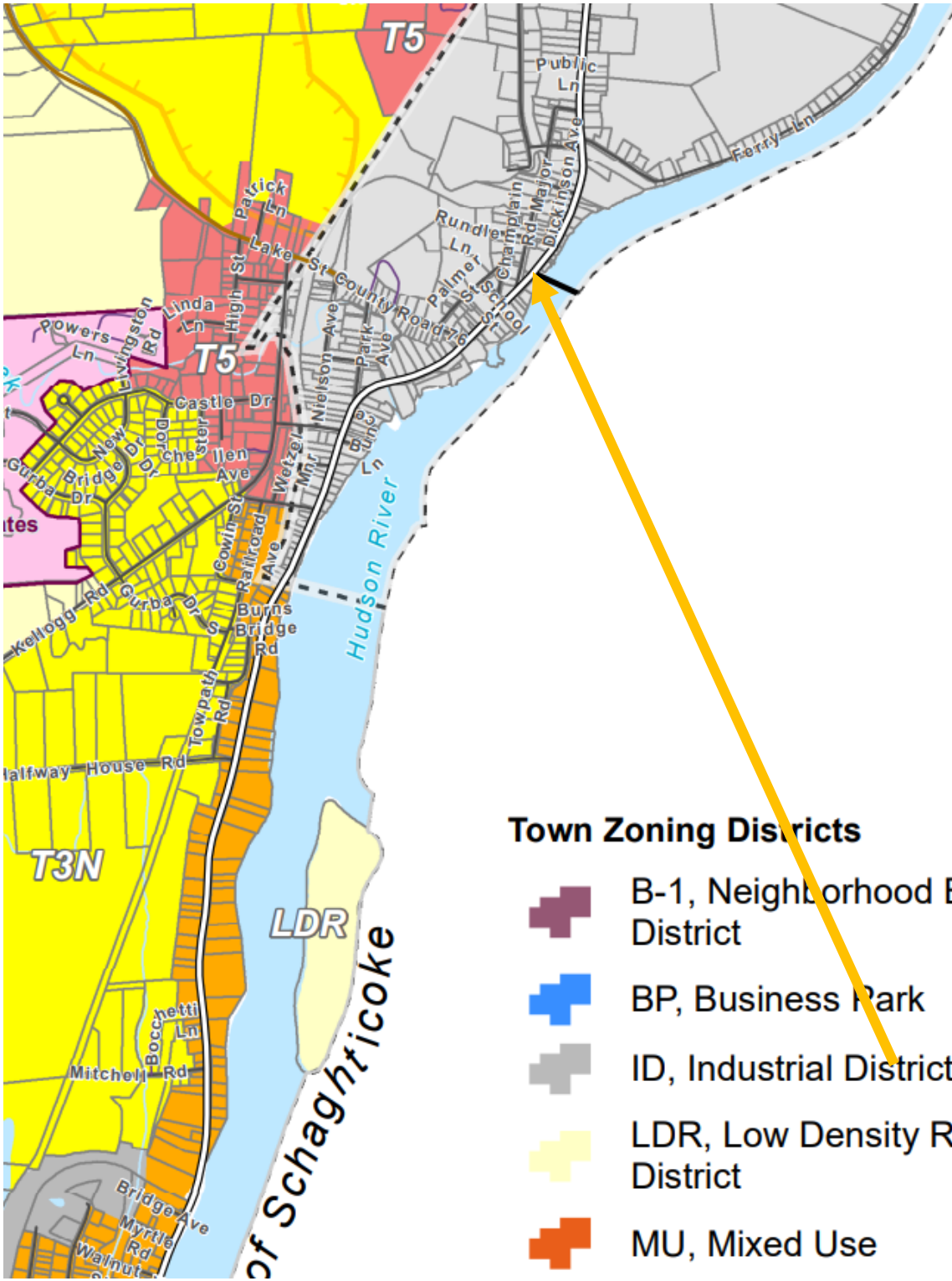


Bamboo Flooring














**Town Zoning Districts**

-  B-1, Neighborhood Business District
-  BP, Business Park
-  ID, Industrial District
-  LDR, Low Density Residential District
-  MU, Mixed Use