

OFFICE FOR LEASE

2907 Route 9, Ballston Spa NY 12020



FEATURES:

- ± 750 SF Office
- Plenty of Parking
- Newer Construction
- Drilled Well & Septic
- Common area bathrooms

PRICE: \$1,481.25/month in 2023

- Offered at \$ 1,100/mo. gross, + CAM
- CAM is \$6.10/sf in 2023 = \$381.25/mo. - Updated annually
- No application fee/fast easy approval
- Possible leasehold improvement financing

UTILITIES:

- Electric, Heat & A/C included in the lease
- Tenant pays their share of CAM
- Tenants responsible for own Janitorial

RESTRICTIONS

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



CHUCK MARSHALL

Licensed Real Estate Broker

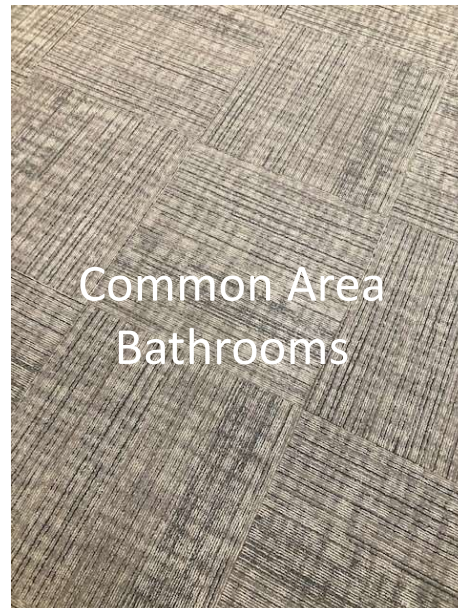
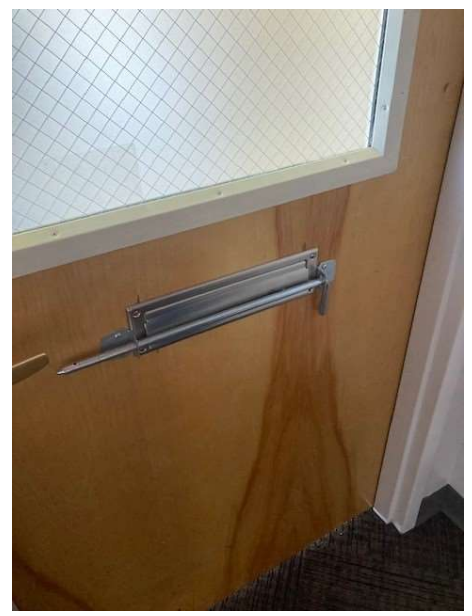
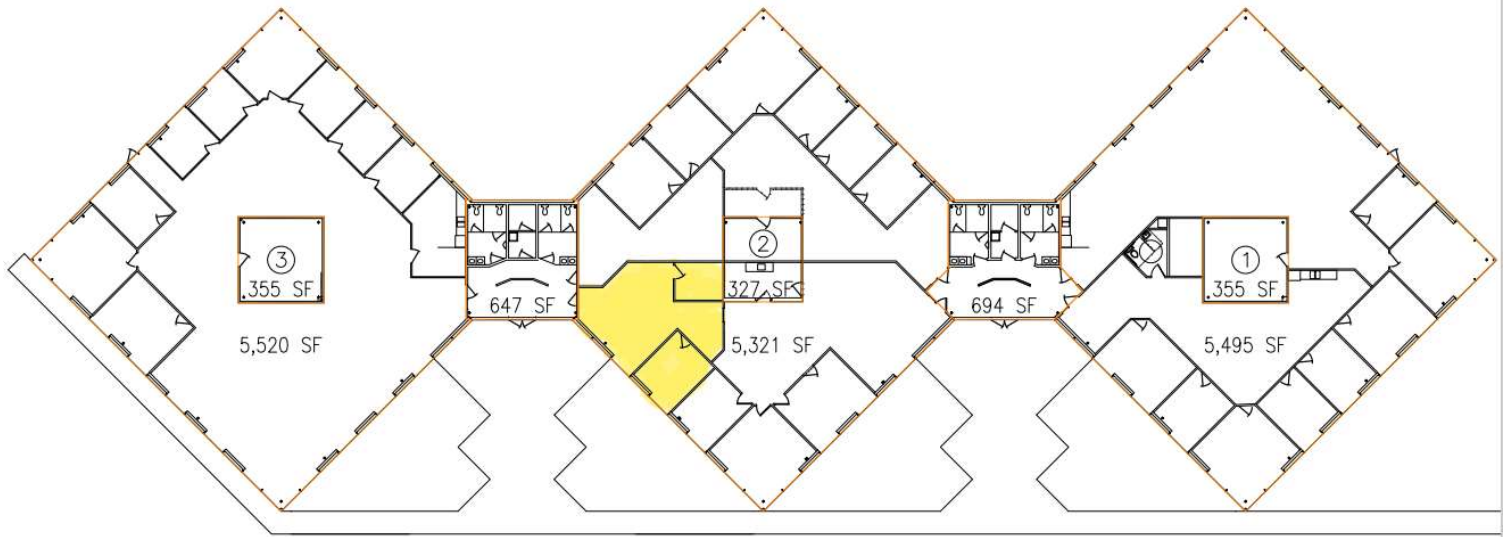
518.581.1201 ext 4435 | 518.269.0664 cell

cmarshall@stewartsshops.com

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



#6005



Common Area
Bathrooms



CHUCK MARSHALL

Licensed Real Estate Broker

518.581.1201 ext 4435 | 518.269.0664 cell

cmarshall@stewartssshops.com

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



#6005