

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: \$1,193.75/month in 2023

- Offered at \$ 13.00/SF (\$812.50/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



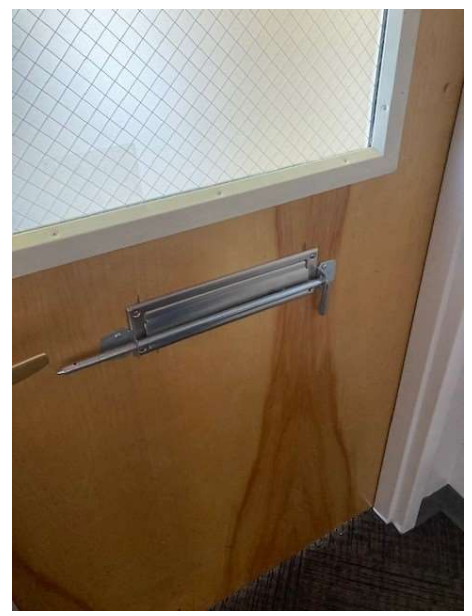
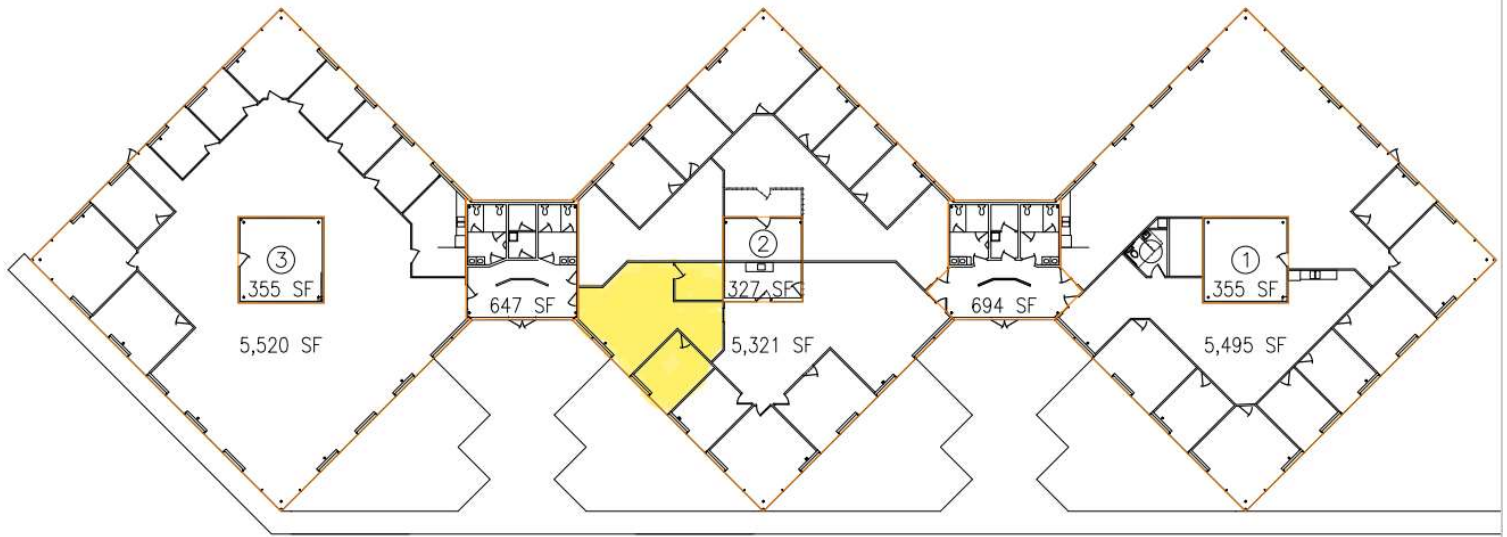
KYLE J. SCHOONMAKER

Commercial Developer • Licensed Real Estate Associate Broker
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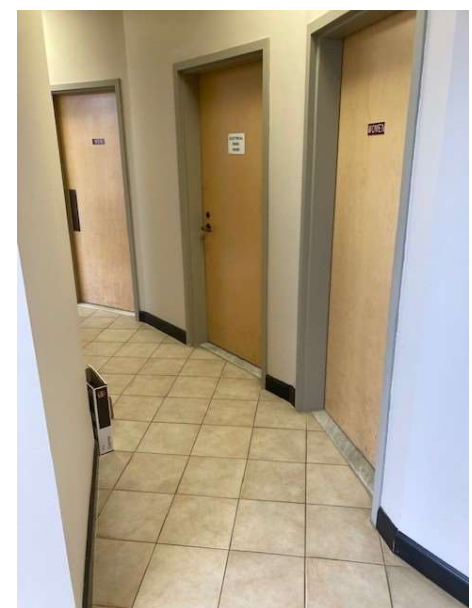
Stewart's Shops Corporation PO Box 435, Saratoga Springs, NY 12866



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Common Area
Bathrooms



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