

## 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/SF (\$1,233/month)
- 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

518.581.1201 ext 4435 | 518.269.0664 cell

cmarshall@stewartshops.com

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



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