

**1,250 SF OFFICE/RETAIL FOR LEASE**  
**404 Geyser Road, Ballston Spa, NY 12020**



**FEATURES:**

- ±1,250 SF of space
- Municipal water and sewer
- Plenty of parking

**PRICE:**

- Offered at \$1,400/month
- Deed restriction for no food service or convenience store/gas
- Tenant pays for own electric, heat, trash
- Landlord provides CAM (snow plowing, lawn mowing)

**SUPPORT:**

- Provide information for regulatory approvals

**FINANCING:**

- No application fee/fast easy approval
- Possible leasehold improvement financing



**KYLE J. SCHOONMAKER**

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