

RETAIL/OFFICE SPACE FOR LEASE

1403 Route 9 Clifton Park, NY 12065



FEATURES:

- \pm 1,250 SF of building
- limited parking

UTILITIES:

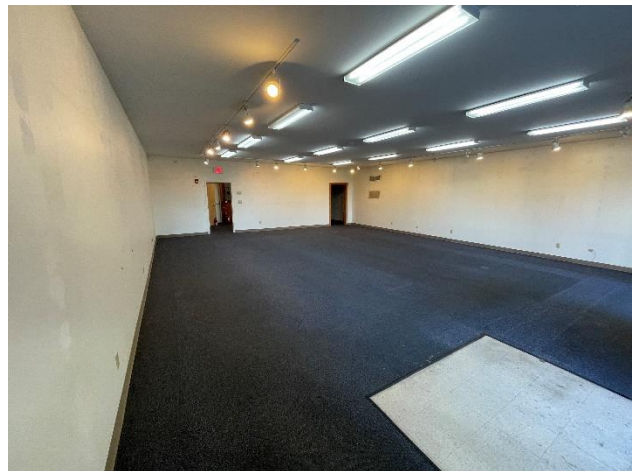
- Municipal water and sewer
- Landlord pays CAM

PRICE:

- Offered at \$10.50/Sq ft + utilities
- No food service or convenience store/gas that competes with Stewarts or other tenants

FINANCING:

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



CHUCK MARSHALL

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