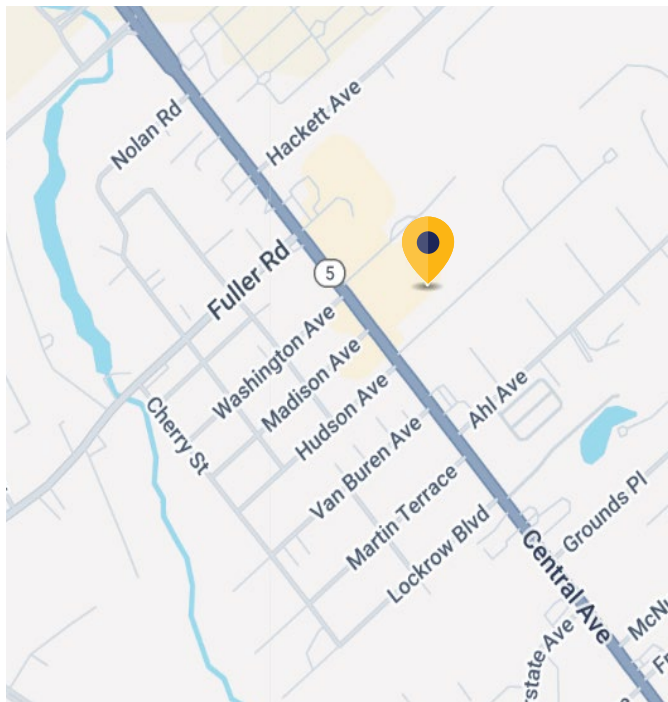


Office/Flex Space AVAILABLE FOR SALE

8 Mountain View Avenue
Colonie, NY 12205



SALE OVERVIEW:

Premises:	8 Mountain View Ave
RBA:	10,500 RSF
Listing Price:	\$755,000
Tenancy:	Single
Year Built:	1969
Parking:	29 spaces
MLS:	#202500401

NOTES:

- Single-story building
- HVAC: Four gas-fired (4) RTUs
- 225a/120v/3p power
- 750 SF garage/storage area w/ 10' ceiling (11'10" to deck above)
- Located in the high-traffic Central Avenue Corridor
- Walk Score of 74 - Very walkable location
- Just 12 minutes to Albany International Airport
- 0.66-acre lot with 29 surface parking spaces
- Ideal for owner-user or investment opportunity

Contact

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