

FOR SALE | FLEX SPACE

9770 River Road, Marcy, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Building Sizes: **Building 1** - 5,000 ± SF & **Building 2** - 9,200 ± SF

Parcel Size: 4.66 ± acres

Parking Spaces: 20 ±

Zoning: MU-N Mixed Use Neighborhood

Tax Parcel ID: 306.000-2-37.2

Sale Price: \$950,000.00

TAXES: \$16,598.11 ±

Comments: Located 1 ± mile to the SUNY Polytechnic Institute Marcy Nano Center and 2.9 ± miles to the NYS thruway, this commercial property consists of two buildings situated on 4.67 ± acres. The front building offers 5,000 ± SF of heated office and garage space, featuring 12' ± ceilings and three overhead doors. This building is currently eased and is expected to be available in the near future. The second building contains 9,200 ± SF and is currently leased on a month-to-month basis. It includes office space with six overhead doors. The property also features a billboard sign at the entrance, providing additional income. See broker for details. An adjacent 1.40 ± acre parcel at 9774 River Road can be purchased separately.



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