

## For Lease

Retail & Office Space Available

Retail: \$1550 / Month

Office: \$12.00 / SF Gross + Utilities



## 401-409 Fulton Street, Troy NY

MLS # 201700014 & 201700015

### Property Features

- Located in the heart of historic downtown Troy, at the base of RPI University with excellent visibility for both foot and vehicle traffic
- 1,183 SF two-story retail space including mezzanine with an interior balcony - ideal for a restaurant, cafe, bar, or shop
- Office sizes range from 430 SF to a full floor of 4,000 SF
- Beautiful large windows let in lots of natural light
- New owners are significantly upgrading the building and will renovate the space to suit tenant
- **Designated START-UP NY property offering 10 years of tax free operations for qualified new, relocating, or expanding businesses that create net new jobs in NYS**

### Deanna Dal Pos

Office 518 465 1400 ext. 225

Mobile 518 366 0920

DDalPos@naiplatform.com



Retail space with large display windows

[www.TroyCommercialRealEstate.com](http://www.TroyCommercialRealEstate.com)

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

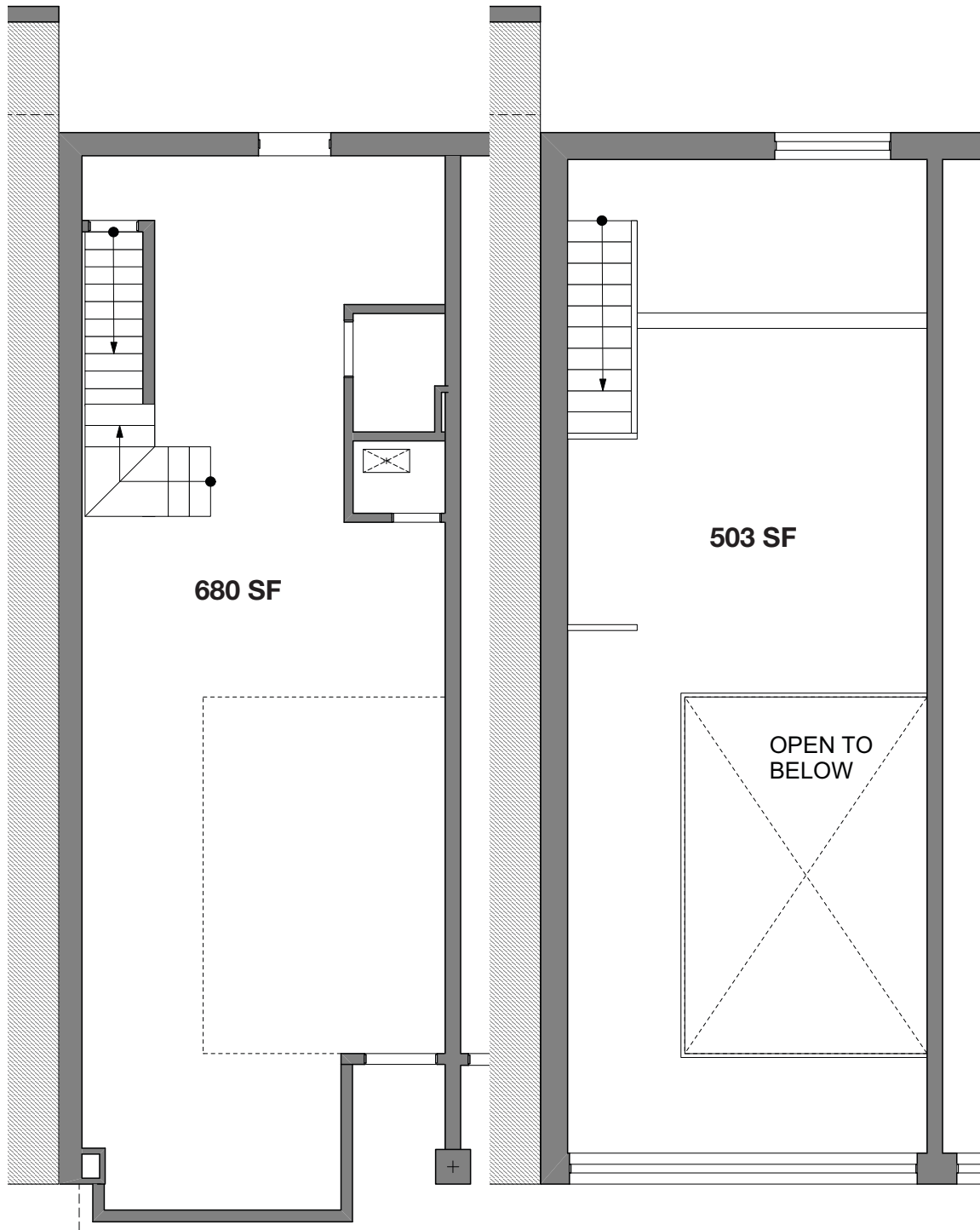
14 Corporate Woods Boulevard, Suite 100

Albany, New York 12211

+1 518 465 1400

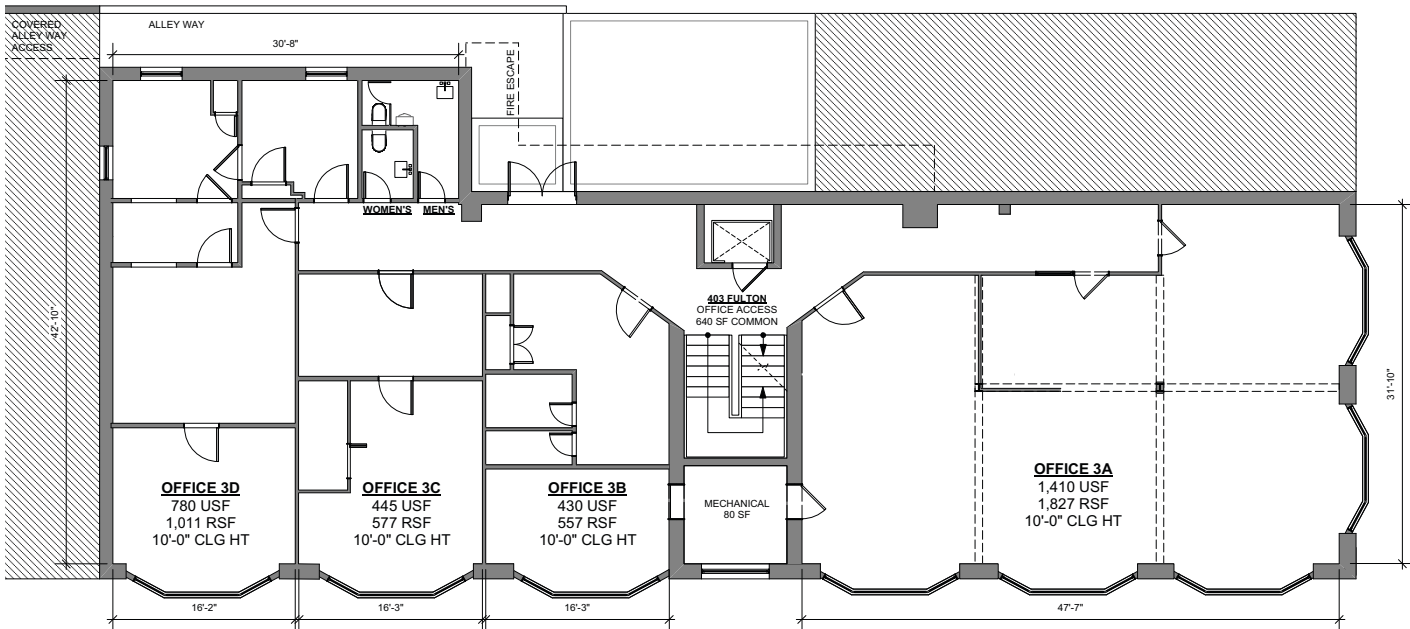
[naiplatform.com](http://naiplatform.com)

## Retail Floor Plans

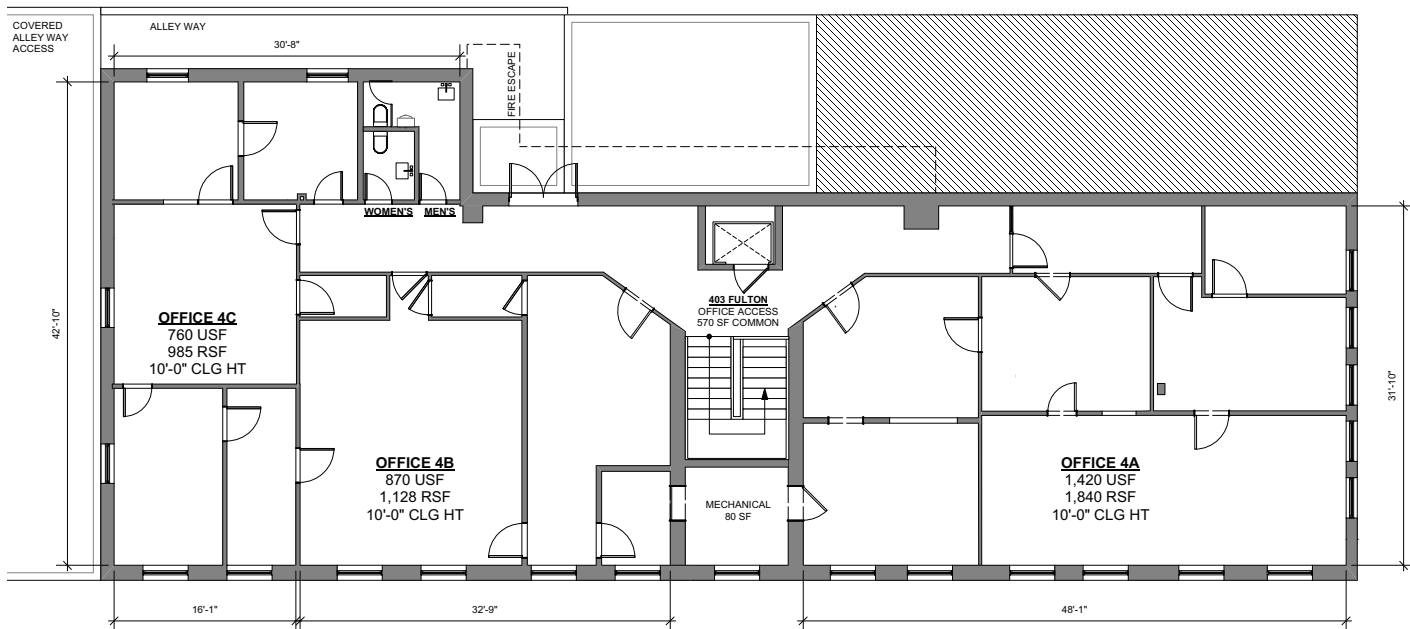


Total SF - 1183

# Office Floor Plans



## 3 SECOND FLOOR Scale: 1/8" = 1'-0"

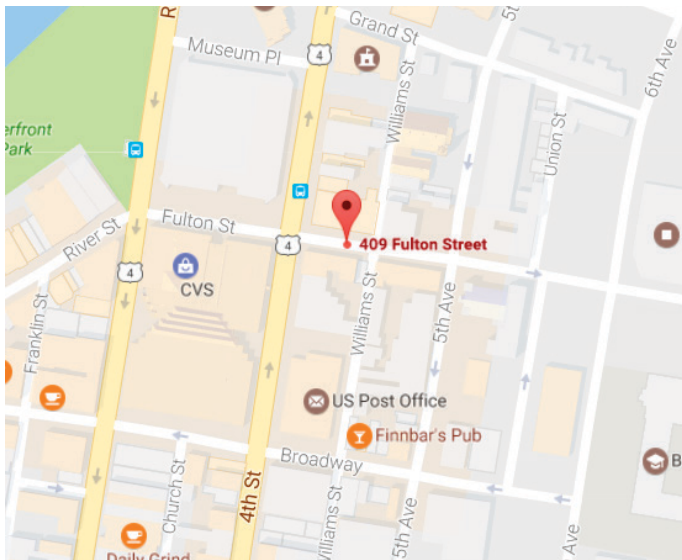


## 4 THIRD FLOOR Scale: 1/8" = 1'-0"



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### Building Information

Building SF:	12,428 SF
Retail:	1,183 SF Available
Office:	4,000 SF Available
Zoning:	B4
Parcel:	0.10 Acres
Parking:	Public, Street
Ceiling Height:	8 - 10 ft.
Stories:	3 w/ Elevator
Water:	Municipal
Heat:	Central
Construction:	Steel / Concrete
Roof:	Rubber

### Directions

Corner of Fulton St. and 4th St. downtown Troy; diagonally opposite from the Uncle Sam parking garage.



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