

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**

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Retail space with large display windows

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.

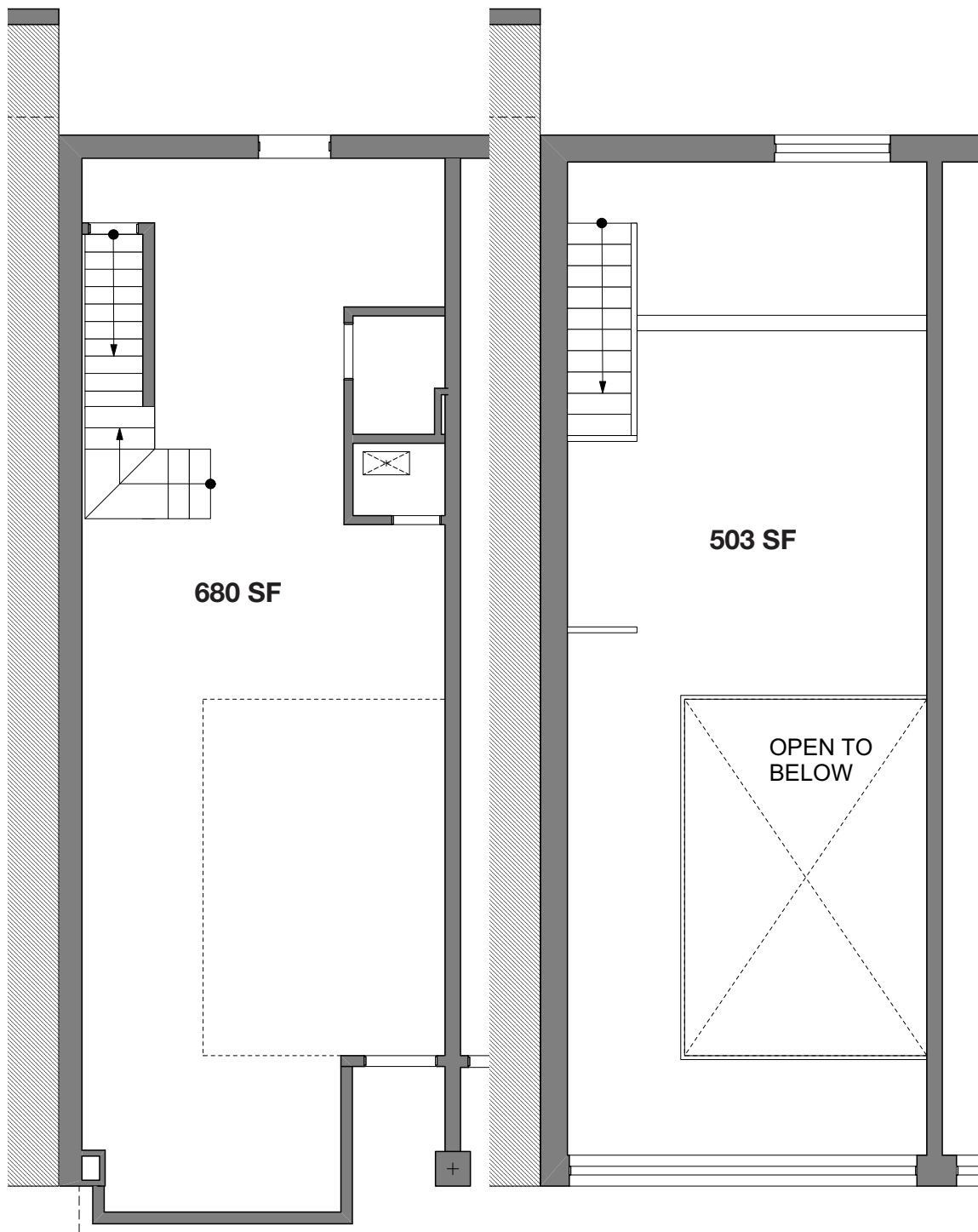
14 Corporate Woods Boulevard, Suite 100

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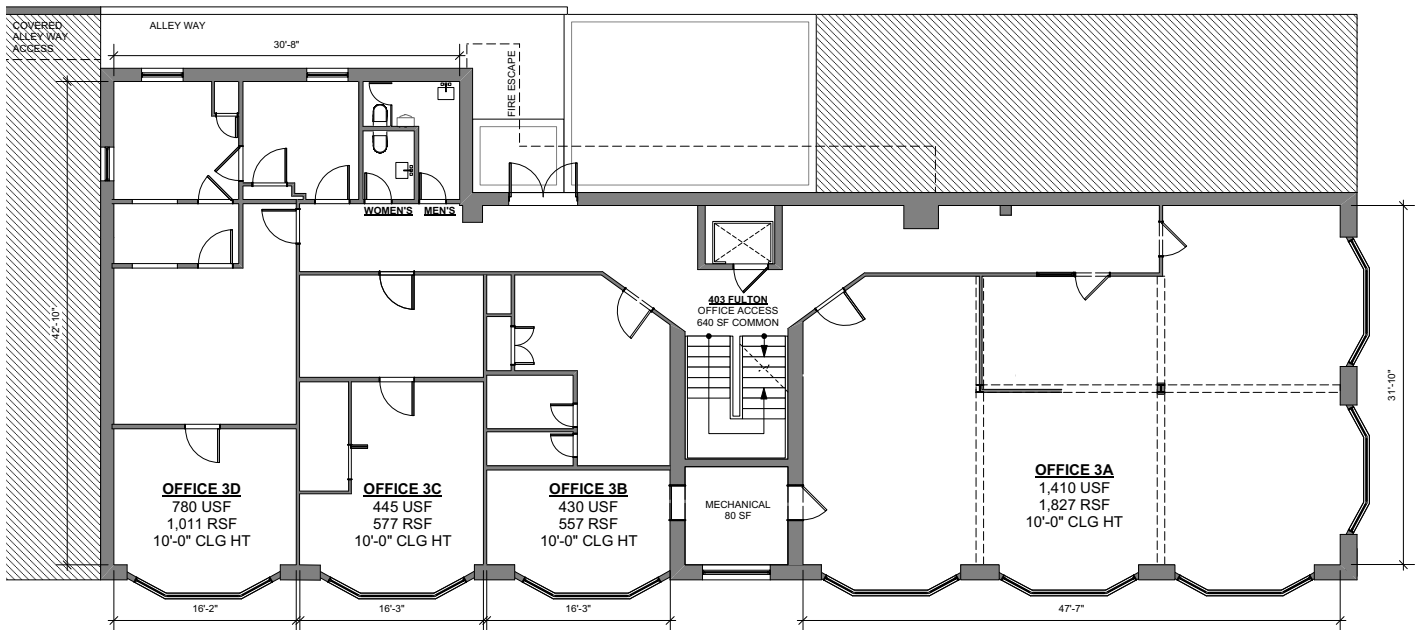
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Retail Floor Plans

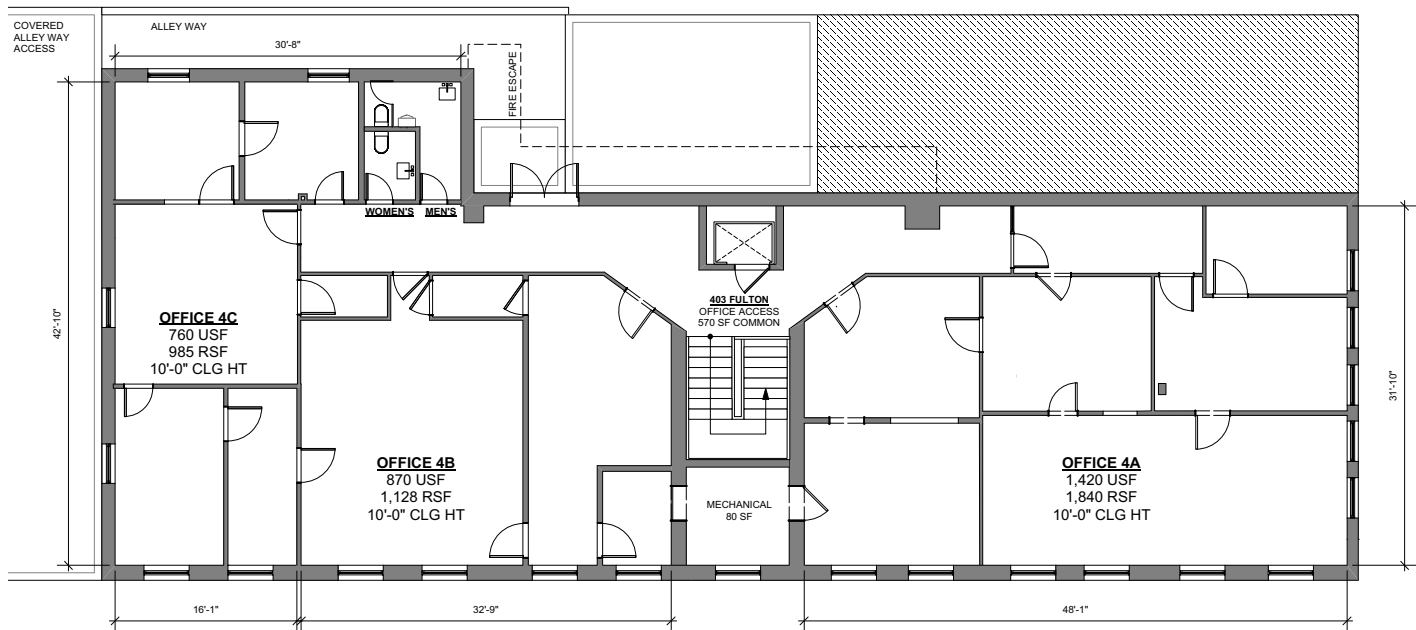


Total SF - 1183

Office Floor Plans



3 SECOND FLOOR

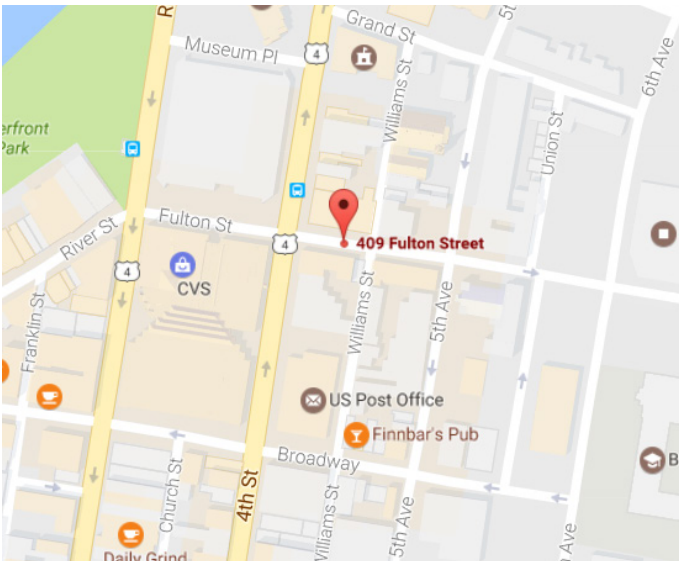


4 THIRD FLOOR



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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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