

NAIPlatform

For Lease | \$15.00/SF +Utilities

1st Floor Retail: 1,246 SF at \$1,250/month

Mezzanine Retail or Office: 1,116 SF at \$500/month

2nd Floor Office: 3,266 SF at \$3,500/month



48 4th Street, Troy, NY

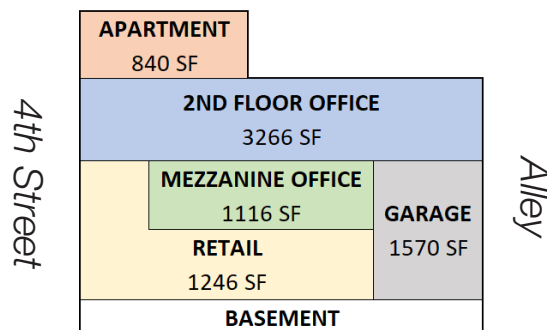
Property Features

- Top quality downtown Troy historic property has two floors of available office space and first floor retail
- 2nd floor office has three enclosed offices, eight large bays, two conference rooms, two bathrooms, and a kitchen. Could be subdivided
- Additional space on mezzanine level - could be used as an office or additional retail space
- All floors accessible by two staircases and an elevator
- Massive two story heated garage can accommodate 9 cars. Could also be used as a warehouse. Rented separately
- Property also available for sale at \$525,000 (See MLS # 201800632 - contact broker for details)



Deanna Dal Pos

Real Estate Salesperson
c: 518 366 0920
o: 518 465 1400 ext. 225
ddalpos@naiplatform.com



Building Information

MLS # 201800636, 201900384

Building SF: 8,261 SF
Zoning: B4 Central Commercial
Parcel: 0.09 Acres
Parking: Private Garage
Ceiling Height: 7-17 ft.
Stories: 3
Water/Sewer: Municipal
Heat: Gas
Construction: Brick
Roof: Flat

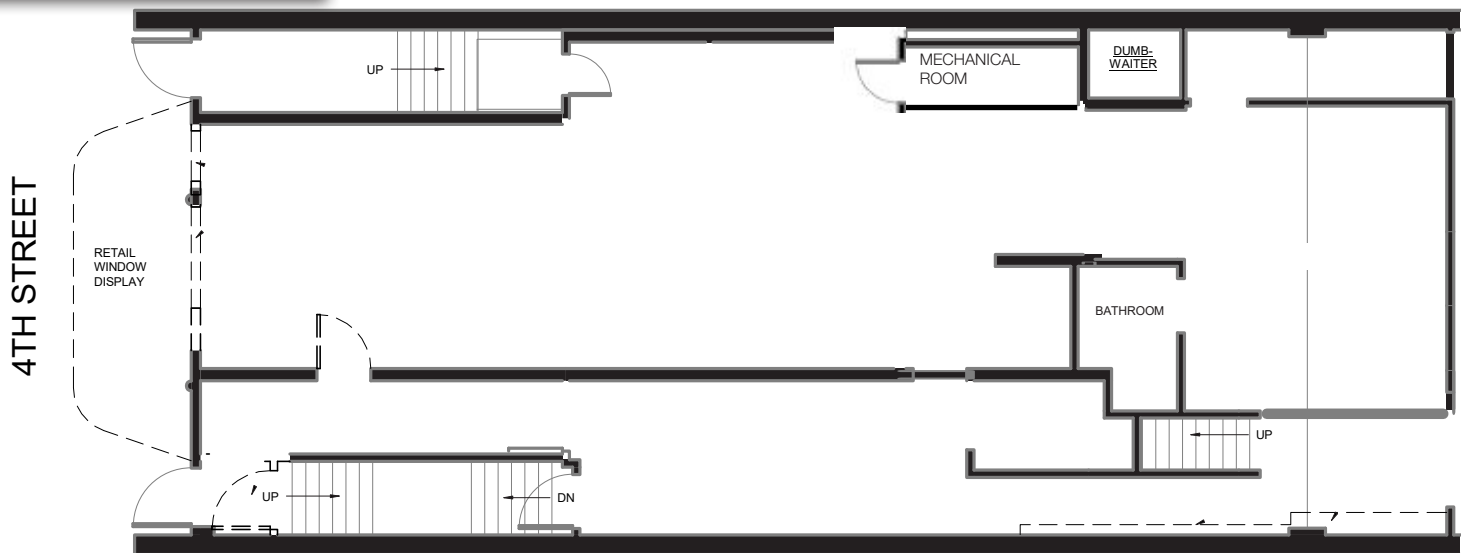
www.TroyCommercialRealEstate.com

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

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RETAIL SPACE



Retail Floor Features

- 1,246 SF of retail space
- Large on-street floor-to-ceiling window display
- 15 ft. ceiling height in front portion of space
- Can be combined with mezzanine overlook for additional 1,116 SF on 2nd floor



Mezzanine | Retail or Office



Mezzanine Features

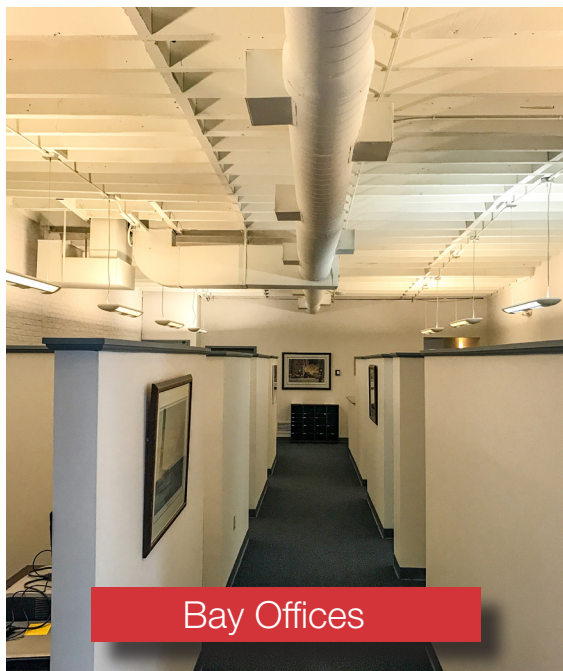
- 1,116 SF of additional retail or office space between 1st and 2nd floors
- Glass block wall let's in natural light from street
- Accessible by stairs and entry direct from street, from lobby elevator and via stairs from upper office level
- Bathroom and storage closets



Garage or Warehouse

- Available for Additional Rent

- 1,570 SF with 17 ft. ceiling height
- Can hold 9 cars side-by-side
- Heated with oversized 15' overhead door



Bay Offices

2nd Floor Office Features

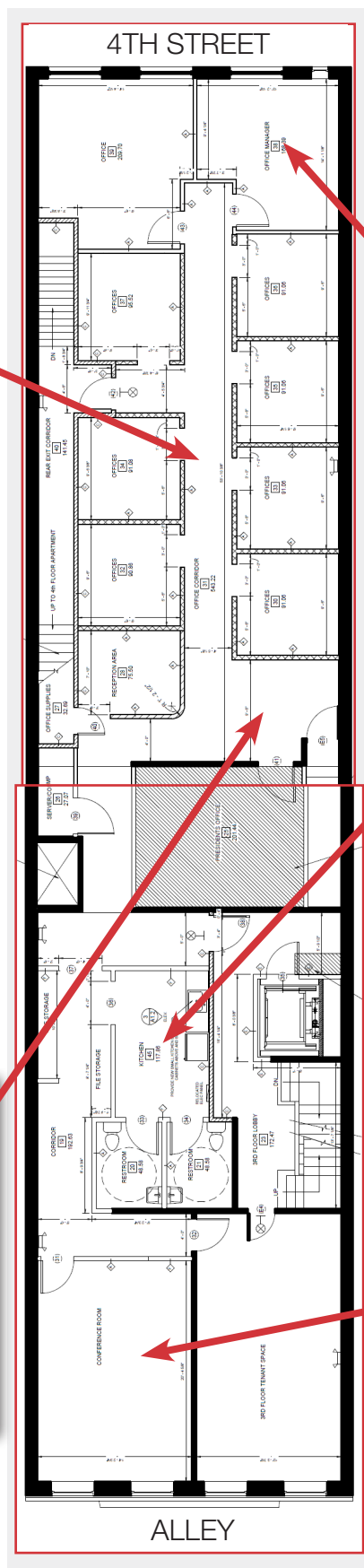
- 3,266 SF of newly-renovated space, which can be subdivided
- Includes reception area, eight office bays, three enclosed offices, conference room, open area, large kitchen, men's & women's bathroom
- 12 ft. loft ceilings and exposed brick



Reception Area

Directions

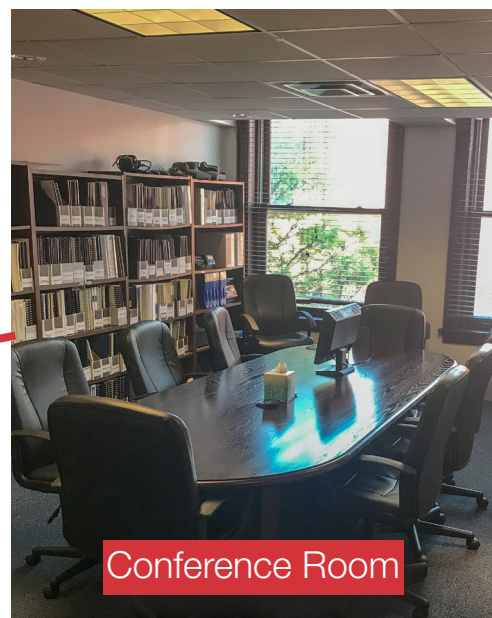
On right side of 4th St. between Fulton St. and Broadway.



Enclosed Office



Kitchen



Conference Room