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Listing courtesy of: Armida Rose Realty Group

## **MLS# - 201925635 - Price: \$1,690,000**

90 W CAMPBELL Road, Schenectady, NY

**Description:** Strip mall available for sale. 18,000 square feet of class A retail space. Sewer, Gas Water and fiber optics. Mall is fully leased. Alina Dellanzo Dental, AT&T Wireless, Vivid Salon, Miracle Ear, Average Joe's Fitness. Directly across from VIA Port Rotterdam and New York State offices with over 800 employees. Excellent ingress and egress to plaza (level of service B+). Reciprocal cross easements from Burger King and Schermerhorn Hollow Village. Access from Putnam Road and Campbell Road and Schermerhorn Hollow Village. High visibility and highly accessible from interstate. Shovel ready pad site adjacent to plaza not included in this price. Pad site is available for \$425,000 additional. Traffic counts of over 20,000 AADT. 400 feet of frontage along West Campbell Road.



**Acres:** 2.61

**Town:** Rotterdam

**Sewer Type:** Public Sewer

**Square Feet:** 17386


**Estimated Taxes:** \$48,513

**Heat Type:** Forced Air

**Year Built:** 2001

**Water Type:** Public

**Exterior:** Block, Drywall, Stucco



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