



24 Fairfield Ave

24 Fairfield Ave, Colonie, NY 12205

Baswa Shaker

Inno Soul, Inc.
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(518) 400-0425



24 Fairfield Ave

\$175,000

Completely remodeled from ground up with everything in the building is new. Ready to move in. Off central avenue on quite Fairfield ave, close to bus line, this property is must see with ALL new amenities. Everything in this building is NEW with recent remodel. Around 2000 sft comes less than 100 per sft with huge parking space. Good for office or retail. Good rent potential. For more details visit: 24fairfield dot com Conveniently...

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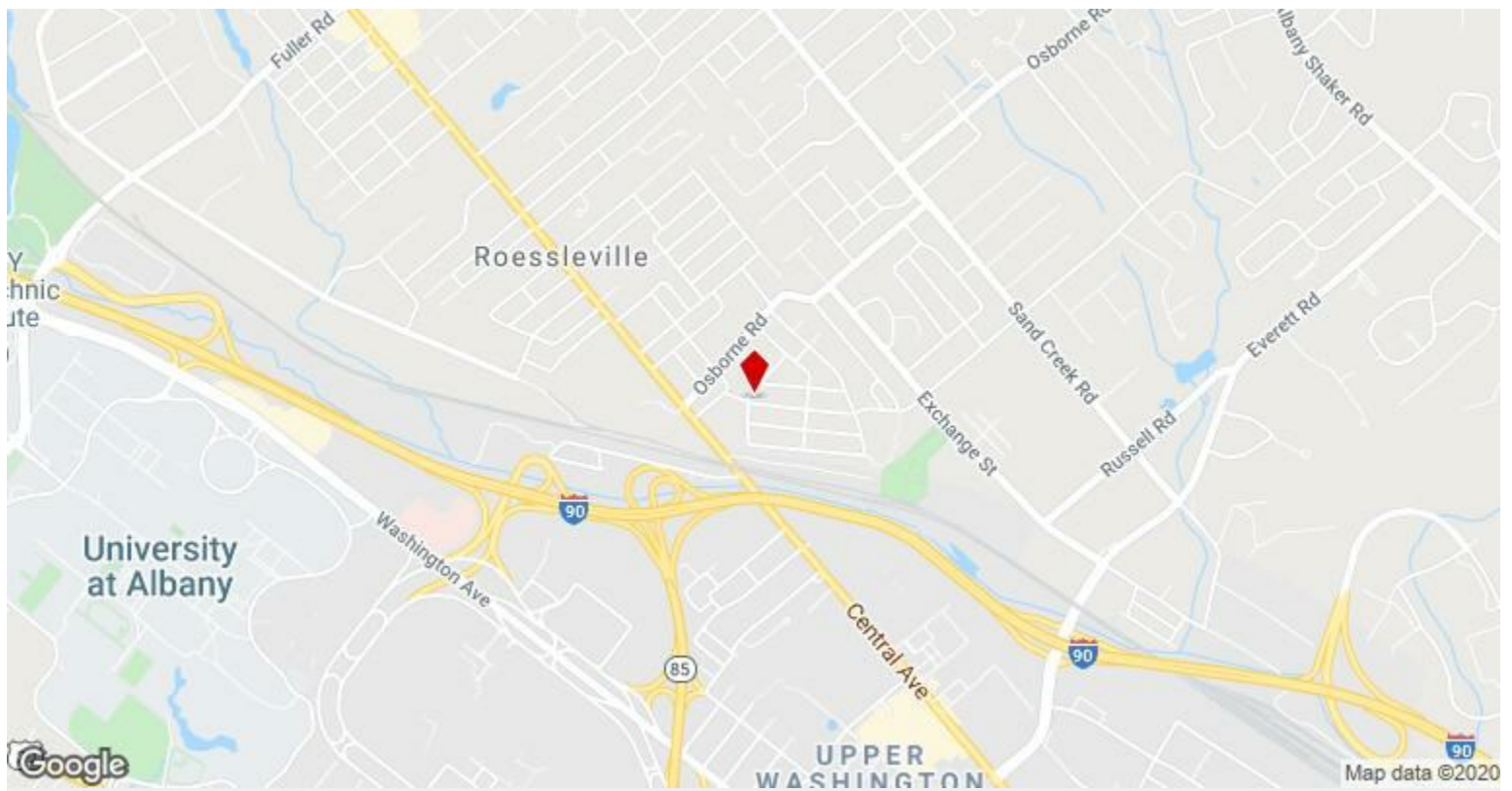
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Price:	\$175,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	12.00%
Lot Size:	0.17 AC
Rentable Building Area:	1,790 SF
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Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1965
Tenancy:	Single
Parking Ratio:	5.62/1,000 SF
Zoning Description:	04
APN / Parcel ID:	012689-053-011-0007-029-000-0000

Major Tenant Information

Tenant	SF Occupied	Lease Expired
JEI Learning Center	1,790	January 2018



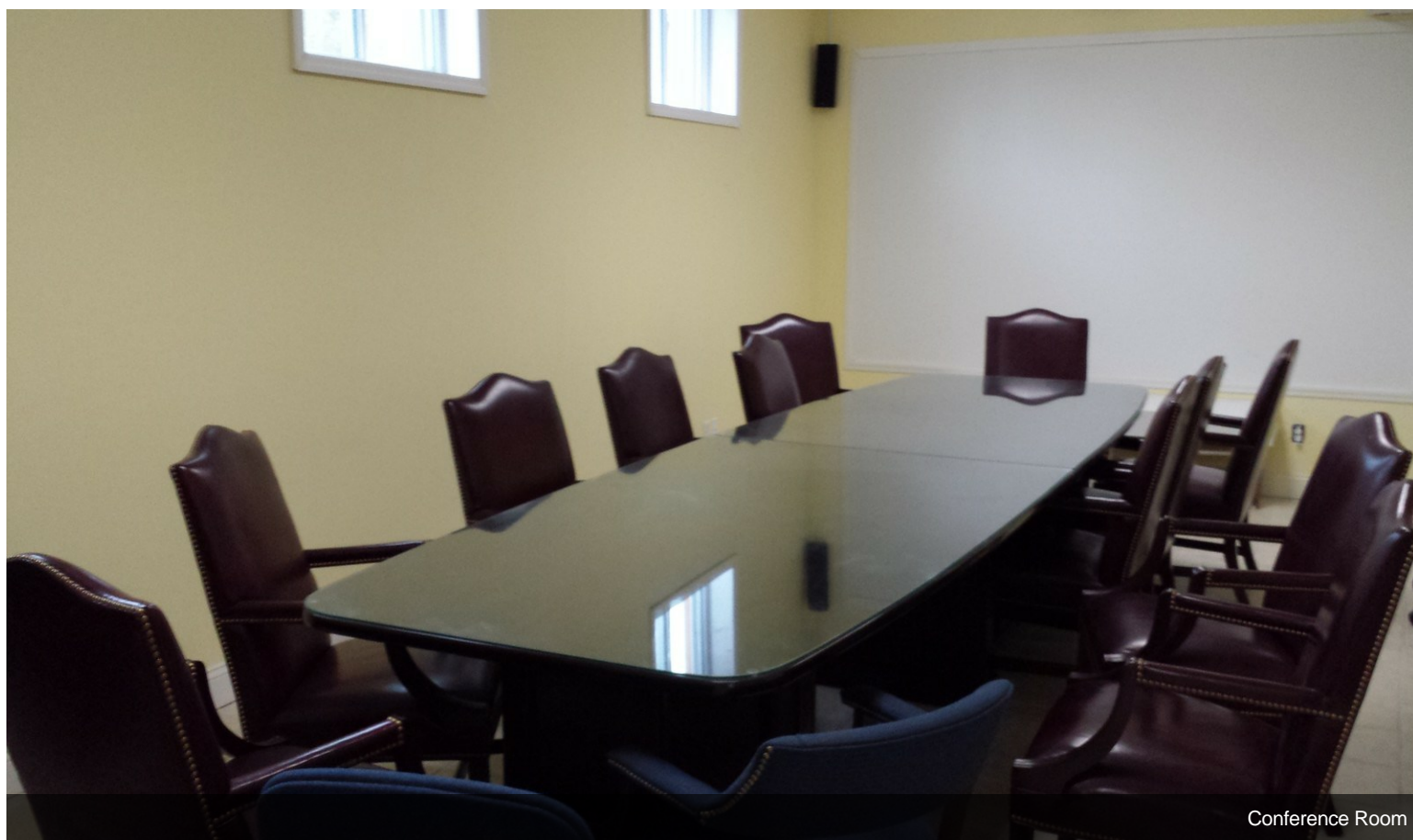
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Conveniently located in town of Colonie in local neighborhood district 1 block off from busy Central Ave. Ideal for either conversion back to residential or small business.
Conveniently located in local Residential Neighborhood Corner lot w/good exposure 1 Block from busy Central Ave.

Property Photos

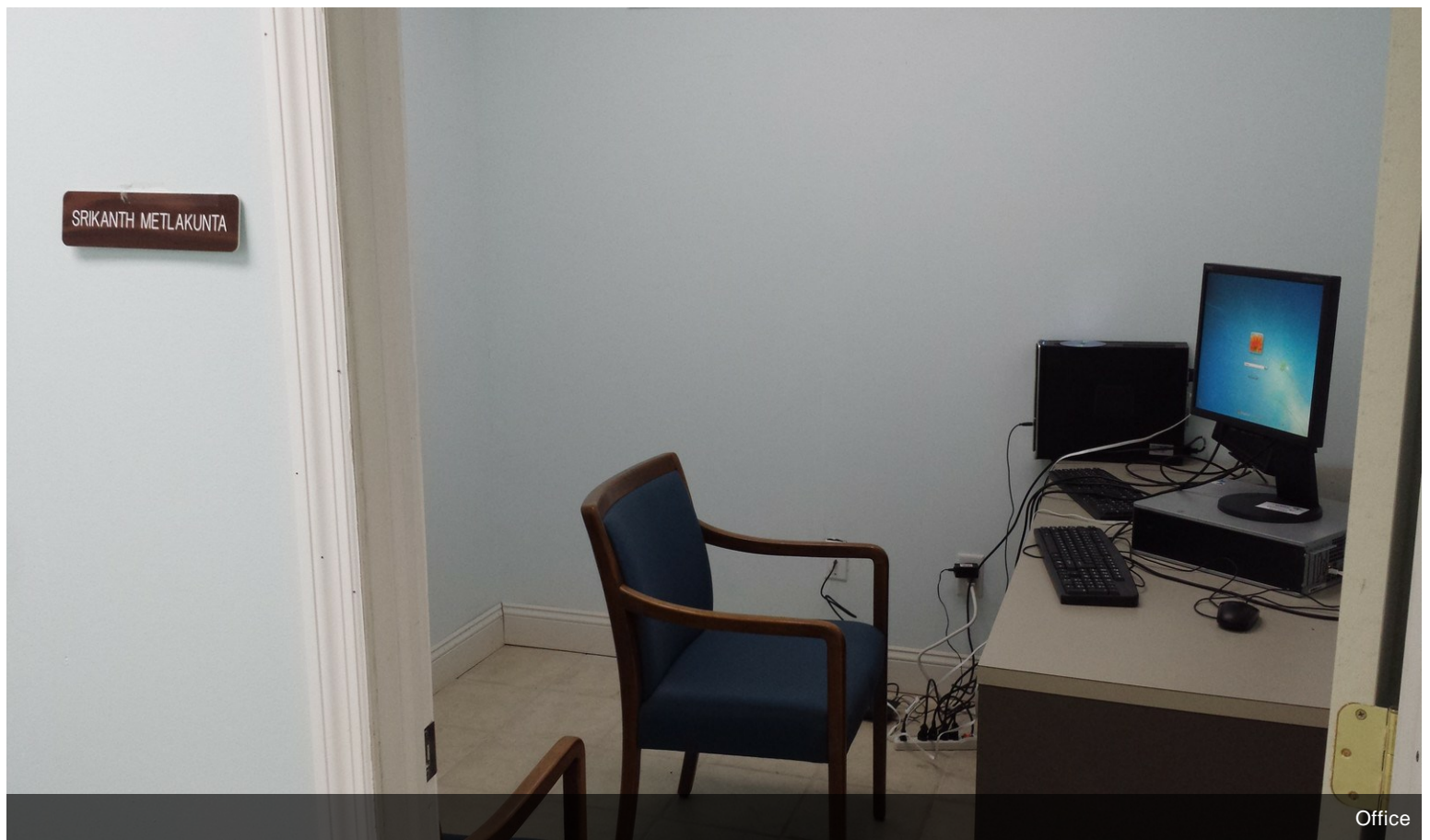


Reception



Conference Room

Property Photos



Property Photos



Lobby

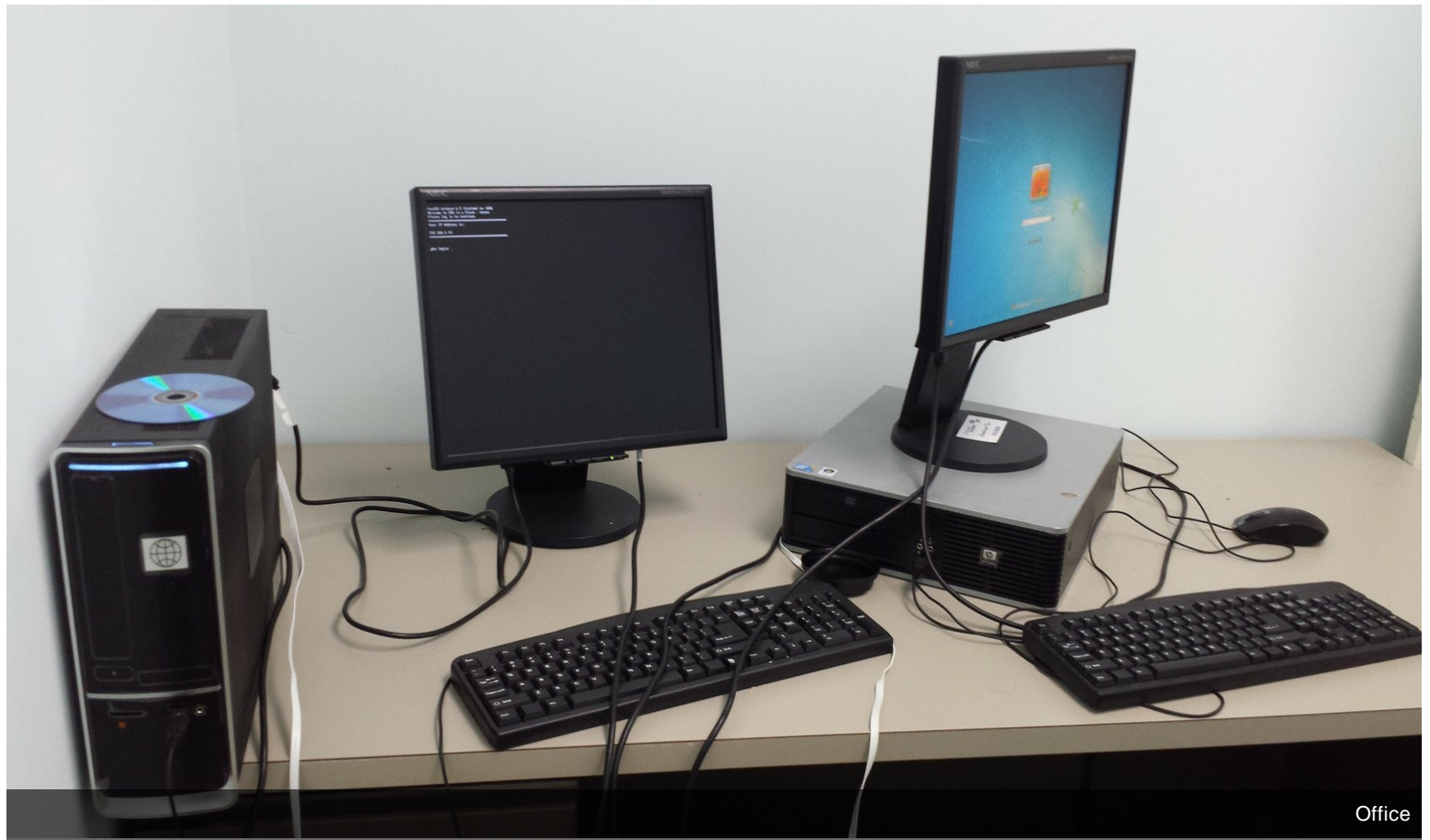


Outside

Property Photos



Property Photos



Office



Office

Property Photos



Hallway



Breakroom