

FOR SALE OR LEASE

1520 Crescent Road

Halfmoon, NY 12065



PROPERTY INFO

- Located just off I-87 Exit 8 across from McDonald's.
- Currently occupied by 3 law firms with the larger firm occupying half of the building and 2 smaller firms occupying the remaining 2 suites.
- Smaller 2 suites will be available Q3 2023.
- Small garage on property currently leased out.
- Ideal location for owner user or redevelopment.

BUILDING SIZE: 6,246 SF **GARAGE SIZE:** 724 SF

LOT SIZE: 1.36 Acres

AVAILABLE SPACE

- Suite 300: 1,660 SF
- Suite 400: 1,225 SF
- Max Contiguous: 2,885 SF

PRICING

Sale: \$899,000

Lease: \$16 Gross

2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	3,866	32,490	89,467
Average HH Income	\$83,458	\$111,647	\$103,061
Est. Adj. Daytime Demographics (16+)	1,562	15,441	64,536

Doug Morabito
Licensed Real Estate Broker

Alex Kutikov, Principal
Licensed Real Estate Broker

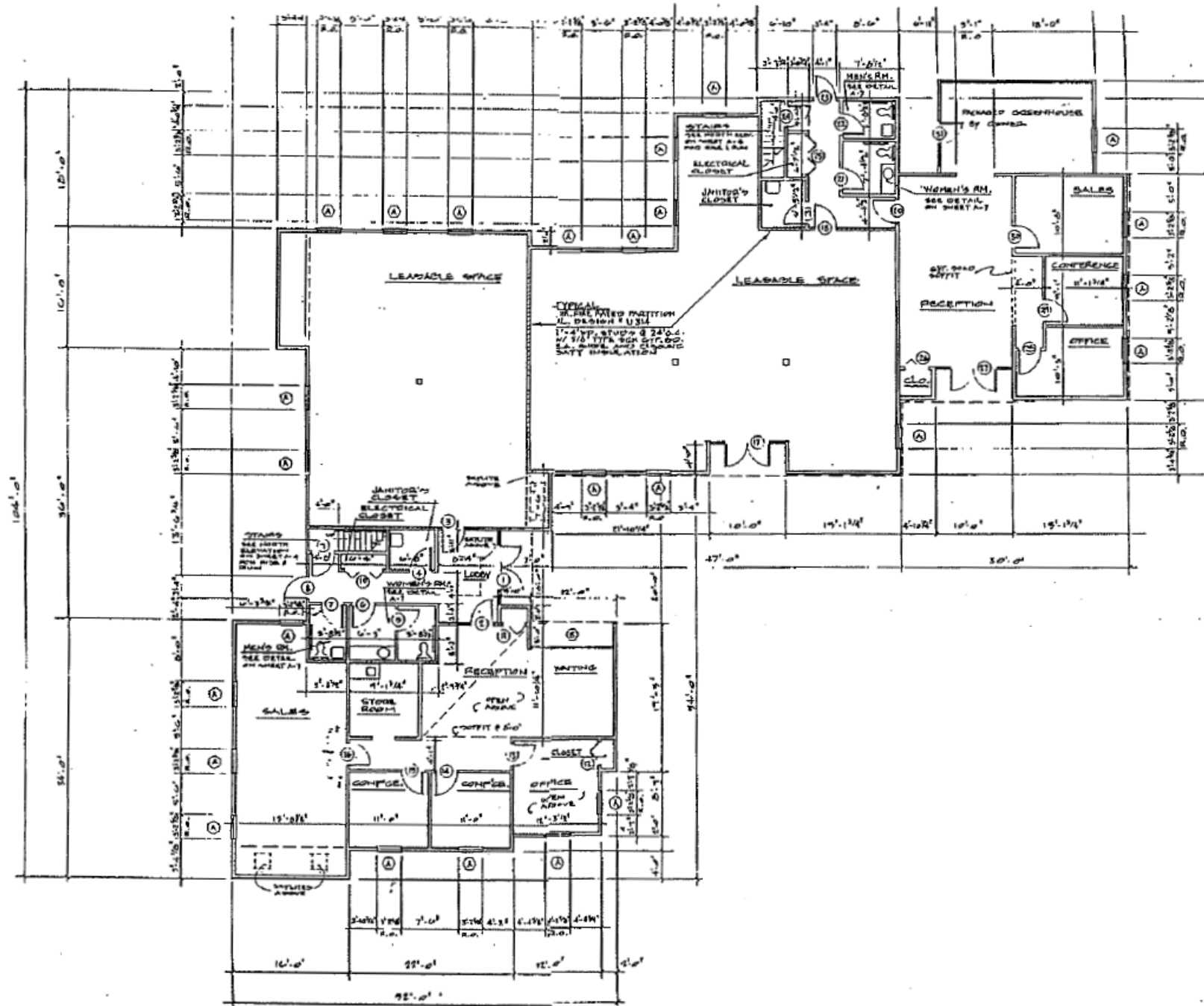
Gordon Heeps, Principal
Licensed Real Estate Broker



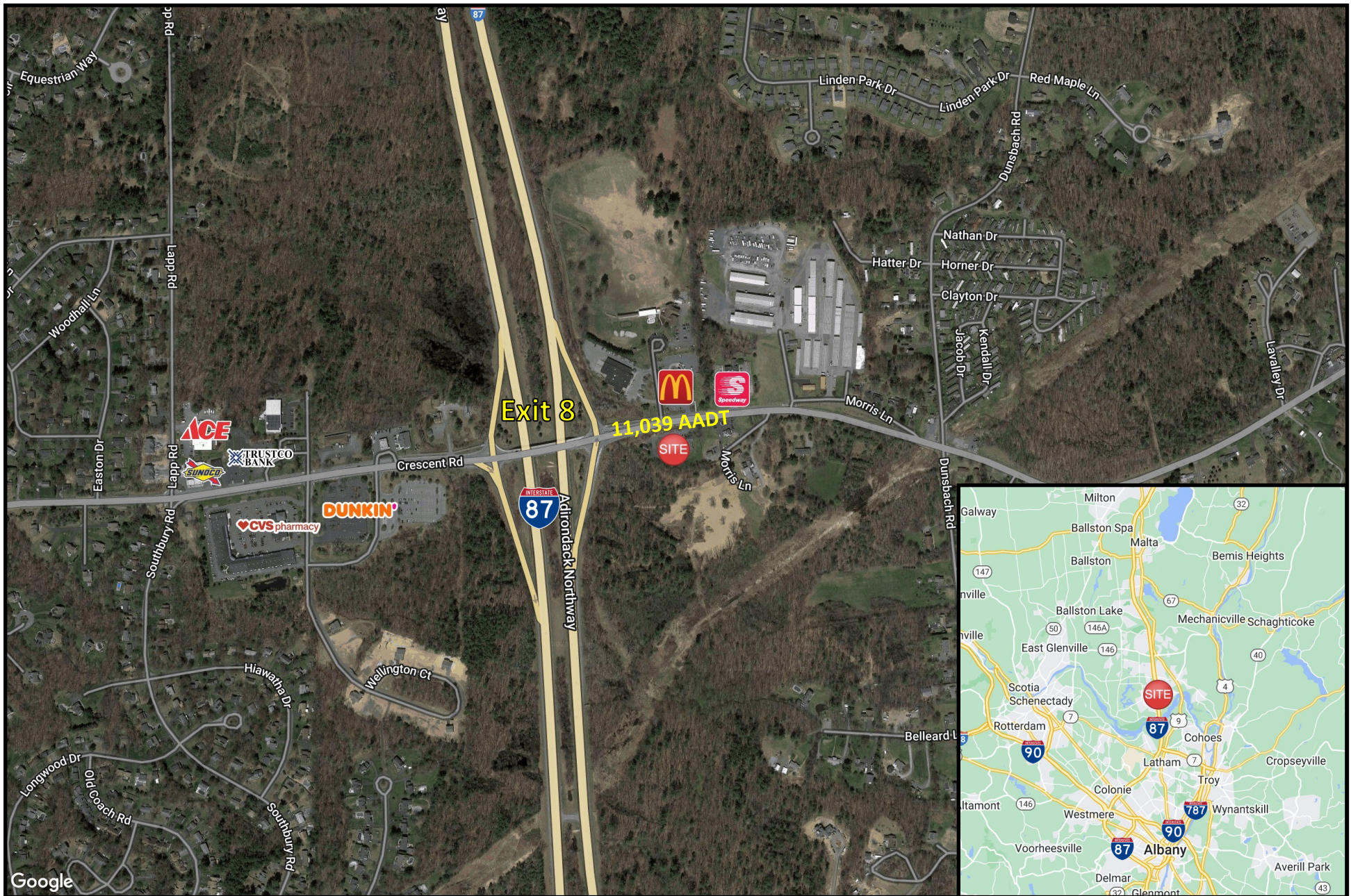
Value...through performance

FOR LEASE | 1520 CRESCENT ROAD | Halfmoon, NY 12065





FOR LEASE | 1520 CRESCENT ROAD | Halfmoon, NY 12065



Doug Morabito
Licensed Real Estate Broker

Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker



Value...through performance

7 Southside Drive, Suite 200 | Clifton Park, NY 12065 | www.redmarkrealty.com | 518-952-7500 | info@redmarkrealty.com