



Pyramid Brokerage
Company

FOR SALE

17 DROWNE ROAD

Old Chatham, New York 12136

PROPERTY HIGHLIGHTS

Investment property for sale with two move in ready office spaces available near beautiful and historic Old Chatham in Northern Columbia County. Just a half-hour drive from the State Capital of Albany, NY or the cities of Hudson, NY or Pittsfield, MA. Close to the train to NYC from either Hudson or Rensselaer and only 40 minutes to Albany International Airport. It is 10 minutes from two NYS Thruway entrances (between B-1 and B-2 of the Berkshire Spur).

Amenities

- 6.43± Acres
- Commercial Zoning
- 2 Stories
- Built in 1984
- 20± Private Parking Spaces
- Well Water
- High speed internet is available.



For more information, contact

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pyramidbrokerage.com

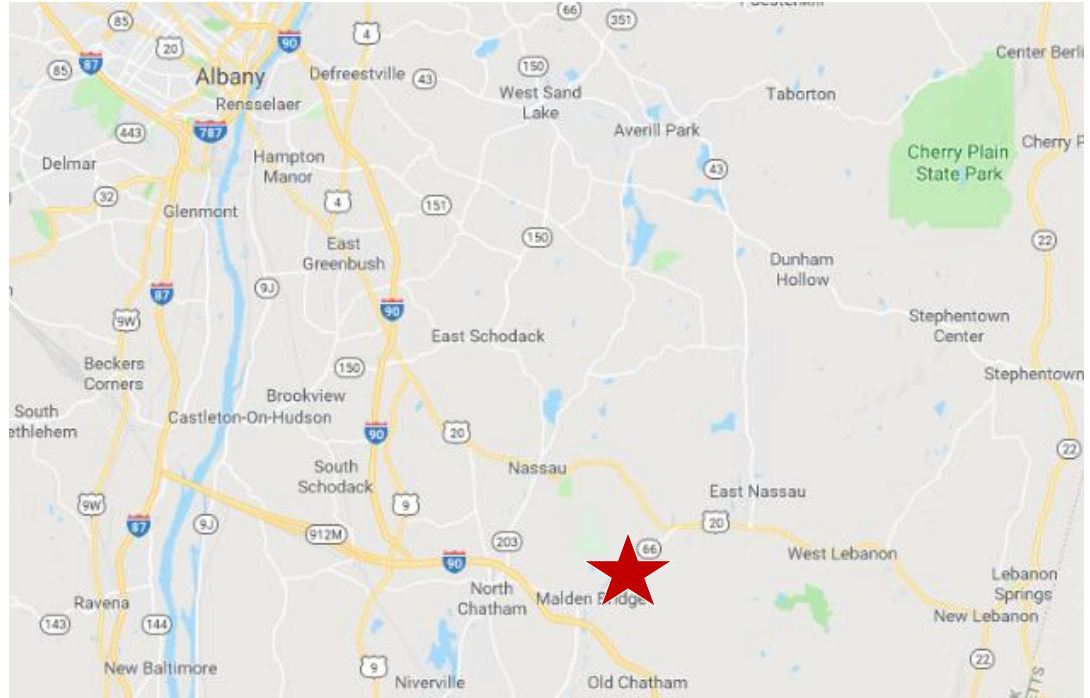
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Office Space #1

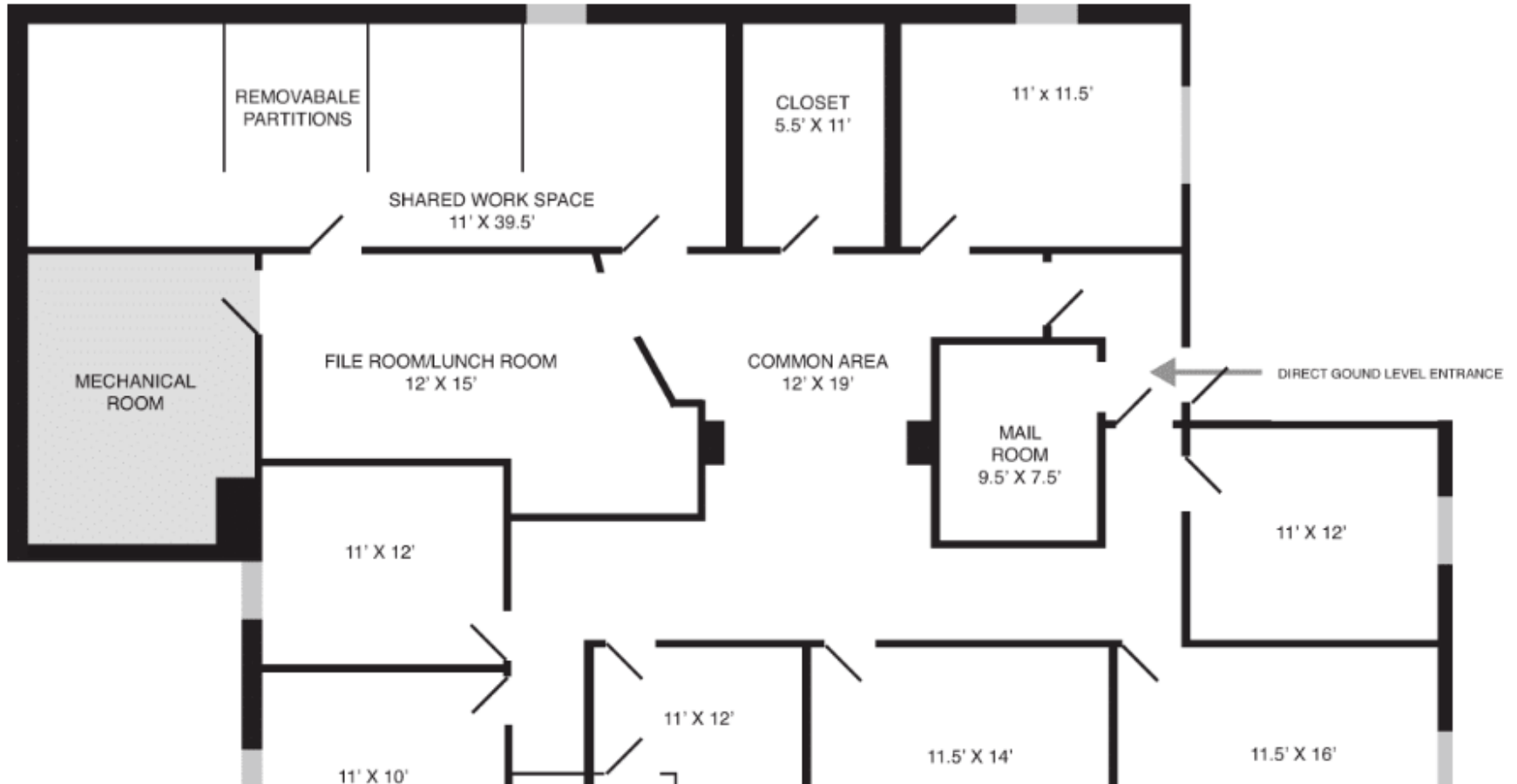
- 2,000± SF with 7 private entrances.
- Ground Floor
- Large shared partitioned work area (11 x 39.5) with plenty of room for 4 to 5 workstations
- Mail room/shipping/storage area
- Large file room/lunch room (12 x 15)
- Central open conference area (12 x 19).
- Monthly rent is \$1,500 plus utilities.

Office Space #2

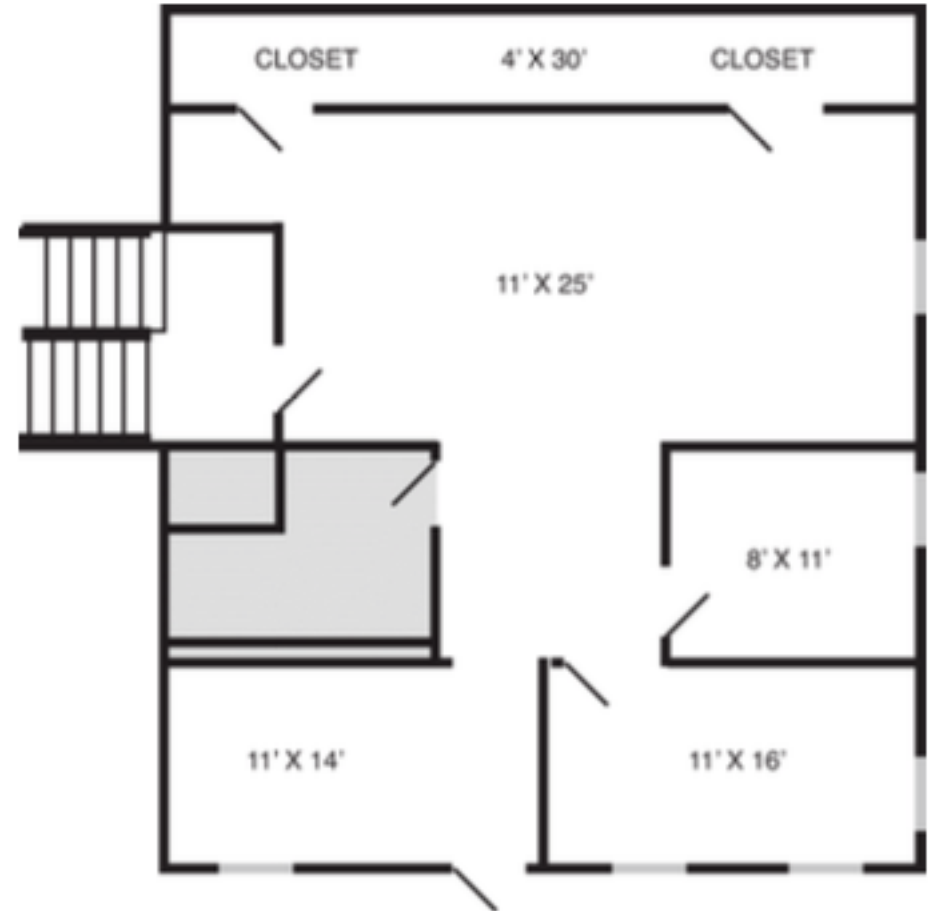
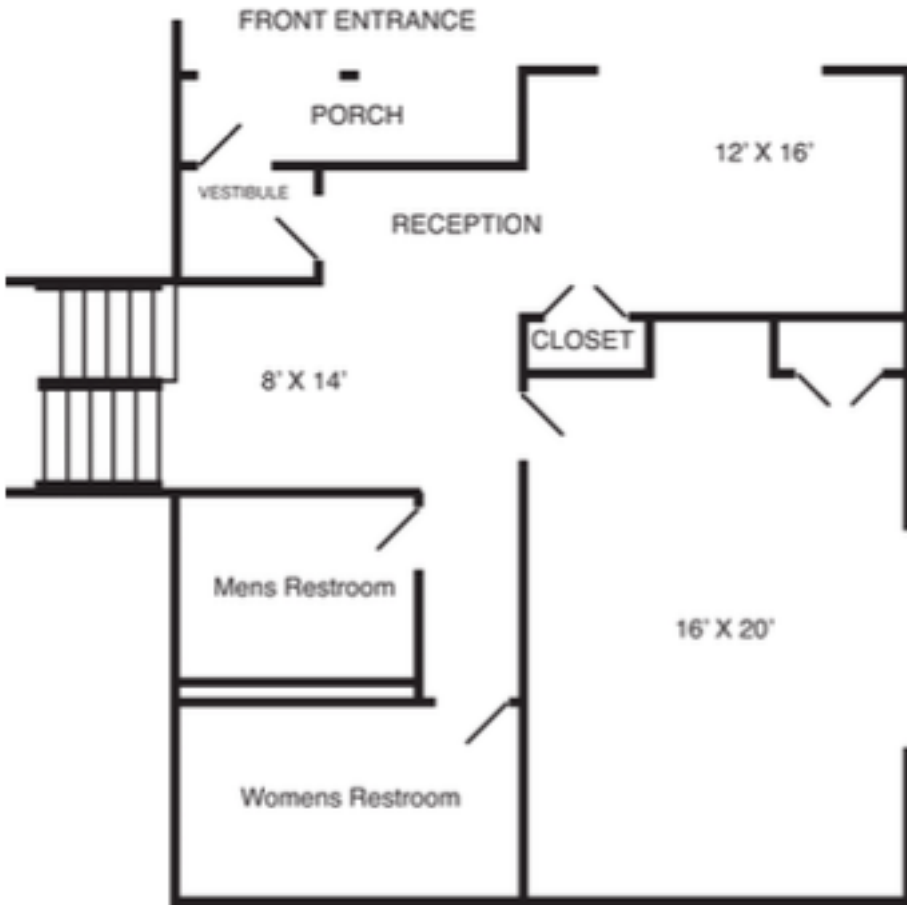
- 875± SF
- 3 private windowed offices
- Open work/conference area (currently with one workstation plus conference area but could hold a second work station).
- Monthly Rent is \$700 plus utilities.



OFFICE SPACE #1 FLOOR PLAN



OFFICE SPACE #2 FLOOR PLAN



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