



Pyramid Brokerage
Company



**FOR SALE
AND LEASE**

**1301 RIVER STREET
VALATIE, NY**

32,010± SF

**CLASS A
MEDICAL SPACE
AVAILABLE**

ADAM FIELD
Associate Real Estate Broker
+1 518 669 9930
afield@pyramidbrokerage.com

APRIL MCFEE
Associate Real Estate Broker
+1 518 810 6622
amcfee@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

FOR SALE OR LEASE

1301 RIVER STREET

VALATIE, NY 12184



32,010± SF

Property Highlights

Class A Medical Building Located In The Center Of Valatie.
The Building is Available For Sale with (3) Suites Available For Lease.

- Tenants Include
 - Albany Medical
 - St. Peter's Medical Arts
 - Lab Corp.
- (3) Suites Available
 - Suite 205: 1,200± SF
 - Suite 206: 2,000 ± SF
 - Suite 207: 796 ± SF
- Estimated Real Estate Taxes: \$75,000
- Tax ID# 44.6-1-33

Demographic	1 Mile	3 Miles	5 Miles
Population	2,050	7,901	11,832
Households	739	3,293	4,998
Average H.H. Income	\$136,001	\$137,860	\$134,500
Daytime Employees	1,022	2,484	3,347
Source:	ESRI		

Traffic Counts	
Route 9	5,703 AADT
Main Street	8,862 AADT
Source:	NYS DOT

FOR SALE OR LEASE

1301 RIVER STREET

VALATIE, NY 12184



12/12/2023

© All EagleView Technology Corporation

Property Highlights

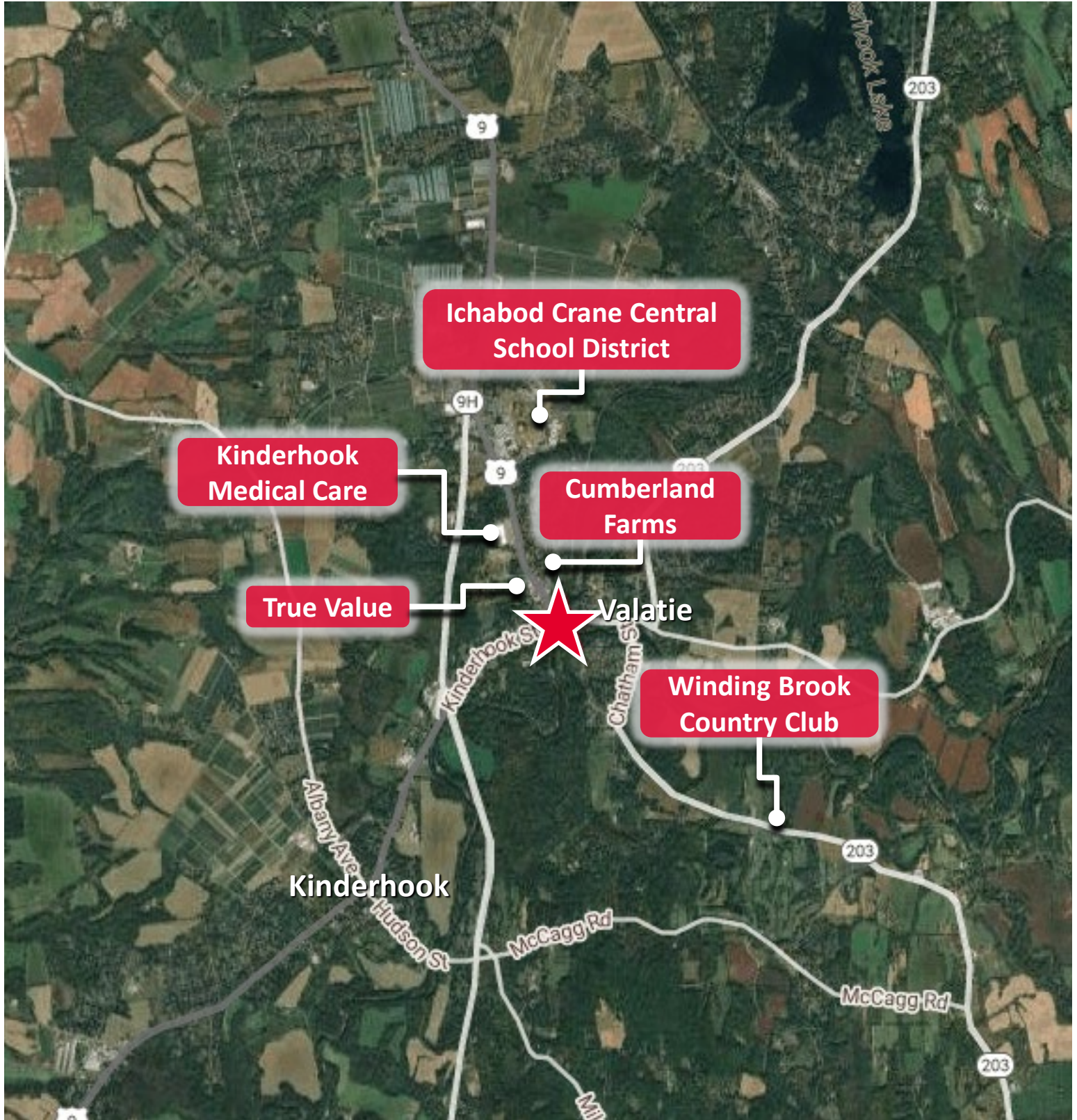
Address	1301 River Street, Valatie NY 12184	Fire Protection	Yes
Year Built	1992	Security	Camera System
Year Renovated	2020	Floors	2
Total Building SF	32,010	Signage	Building
Construction	Brick	Zoning	Commercial
Land Area	3.75± acres	Parking	131± Parking Spaces
Ceiling Height	12'	Occupancy	Multi Tenant
Est. Real Estate Taxes	\$75,000	HVAC	Forced Hot Air
Tax ID#	44.6-1-33	Water & Sewer	Municipal

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE OR LEASE

1301 River Street | Valatie, NY



FOR SALE OR LEASE

1301 River Street | Valatie, NY



FOR SALE OR LEASE

1301 River Street | Valatie, NY



For additional information, please contact:



Adam Field

Associate Real Estate Broker

+1 518 669 9930 (mobile)

afield@pyramidbrokerage.com



April L. McFee

Associate Real Estate Broker

+1 518 810 6622 (mobile)

amcfee@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com