



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

1600 Union Street
Schenectady, NY 12309



FOR SALE

1,560± SF

EXCLUSIVE CONTACT

Peter W. Struzzi, SIOR

Vice Chairman

Real Estate Broker

+1 518 229 6795 (mobile)

pstruzzi@pyramidbrokerage.com

**HISTORIC RETAIL
LOCATION**

40 British American Blvd
Latham, New York 12110

+1 518 489 9199

pyramidbrokerage.com

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FOR SALE

HIGH PROFILE LOCATION

Property Highlights

- Highly visible retail location on Upper Union Street, one of Schenectady's most established neighborhood retail corridor
- Corner location providing strong exposure and accessibility
- Ideal for restaurant, boutique retail, spa, personal service or specialty food users
- Opportunity for outdoor seating or patio use during summer months
- Former long standing family business with built-in community recognition

Demographic	1 Mile	3 Miles	5 Miles
Population	17,992	94,500	155,869
Households	7,179	39,226	65,666
Average H.H. Income	\$102,785	\$93,334	\$103,844
Daytime Employees	4,473	47,684	65,540

Source: ESRI

Traffic Counts

Road Name 11,174 AADT

Source: NYS DOT

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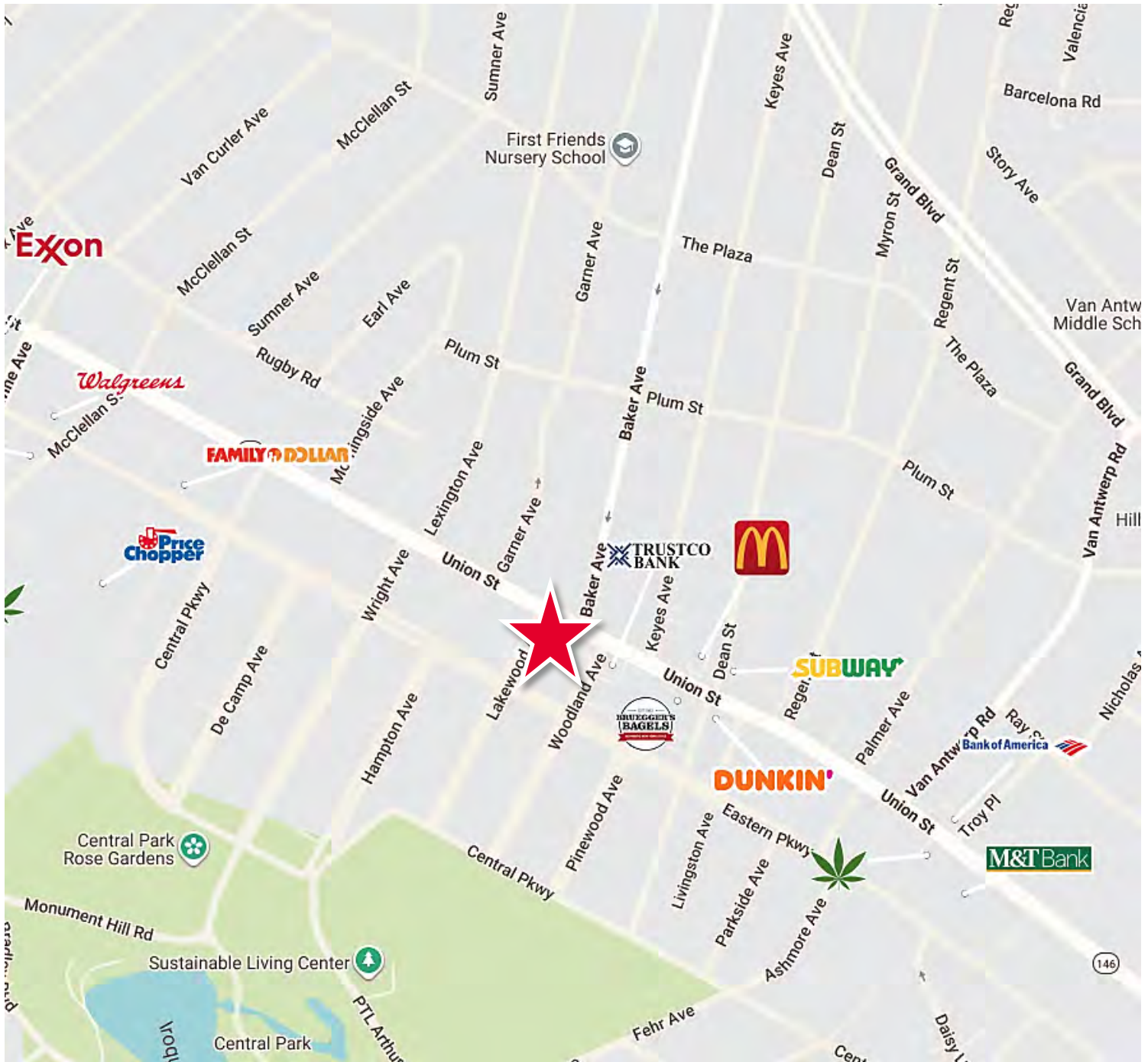
PROMINENT CORNER LOCATION

Property Highlights

Address	1600 Union Street, Schenectady, NY 12309	Fire Protection	No
Year Built	1996	Zoning	Mixed Use Commercial
Total Building SF	1,560 SF	Floor	Tile
Construction	Masonry & Steel	Parking	Street
Land Area	0.12± acres	HVAC	Gas, Hot Air
Clear Height	12'-14'	Utility Providers	Municipal Water & Sewer
Tax ID	50.30-3-1	Est. Taxes (2024)	\$10,833.65



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For additional information, please contact:



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