

Multiple Retail Suites for Lease

Property Overview

Offered for lease are multiple retail suites within a strip center in the village of South Glens Falls, NY. Available suites range from ±1,200 SF to ±4,650 SF.

Tax ID	50.29-1-35
2025 Assessment	\$1,650,000
Equalization Rate	100%
2025 General Tax	\$5,122.34
2024/2025 School Tax	\$20,321.00
Combined Tax	\$25,443.34
Zoning	Commercial
Utilities	Municipal water and sewer

For Lease at: \$10.00/SF NNN

Contact Us

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[Click HERE to View Property](#)



CBRE Upstate NY

210 Washington Avenue Ext.

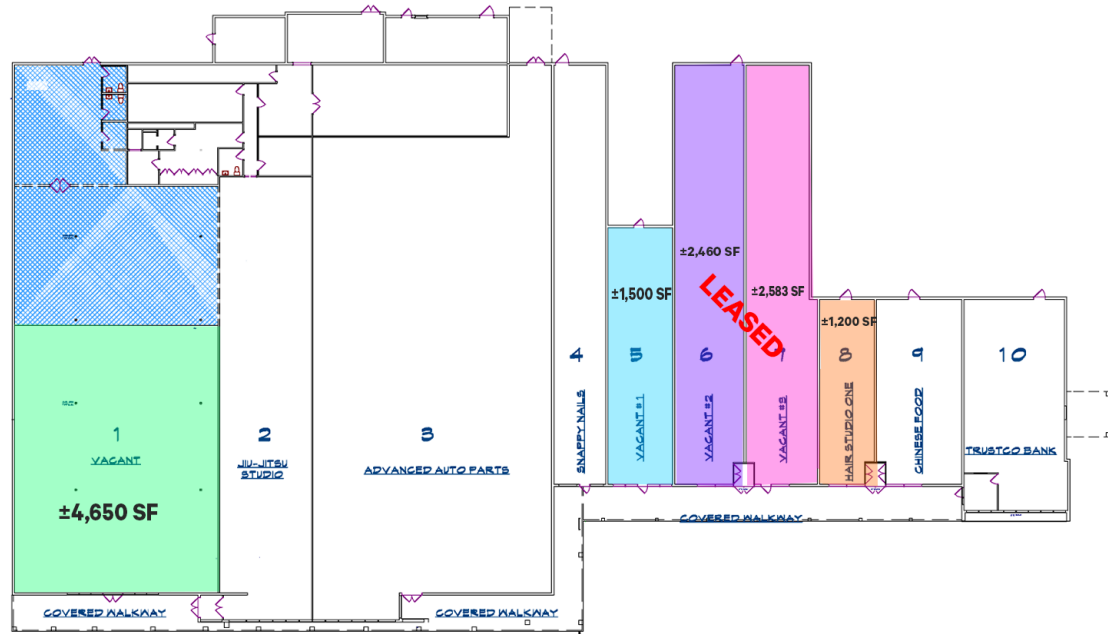
Albany, NY 12203

+1 518 452 2700

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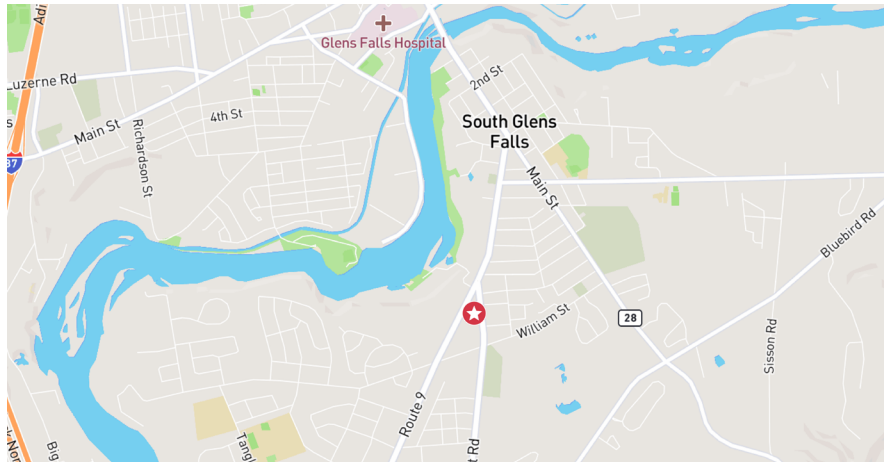
131 Saratoga Avenue
South Glens Falls | New York 12803

For Lease



Retail Suites for Lease

- + Available suites:
 - ±1,500 SF Suite (Former sub shop)
 - ±1,200 SF Suite (Former salon)
 - ±4,650 SF (Can be subdivided)
- + AADT Traffic count at Route 9 (Saratoga Ave): 11,763
AADT Traffic count at Route 32: 5,492
- + Cotenants include: Muscleworks Gym and Fitness Center, Advance Auto Parts, Trustco Bank and Lam Fong Yuen Chin Restaurant and a Cannabis Dispensary
- + ±113 Parking spaces in the strip center
- + Proximate to many other commercial users including; Hannaford, Common Roots Brewing Company, Ace Hardware, Dollar General, and O'Reilly Auto Parts
- + Located: [Off I-87 Exit 28 to Main Street/Broad Street. Proceed to Route 9 \(Main Street/Saratoga Avenue\). Property is just south of the junction of Route 9/Saratoga Avenue and Route 32 \(Gansevoort Road\).](#)



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