

OFFERED **FOR LEASE**

120 Erie Boulevard | Schenectady, NY 12305

**BERKSHIRE
HATHAWAY
HOMESERVICES**
BLAKE, REALTORS®

COMMERCIAL DIVISION™

OFFICE



PARCEL ID
39.79-1-8.1

BUILDING SIZE
22,240 SF

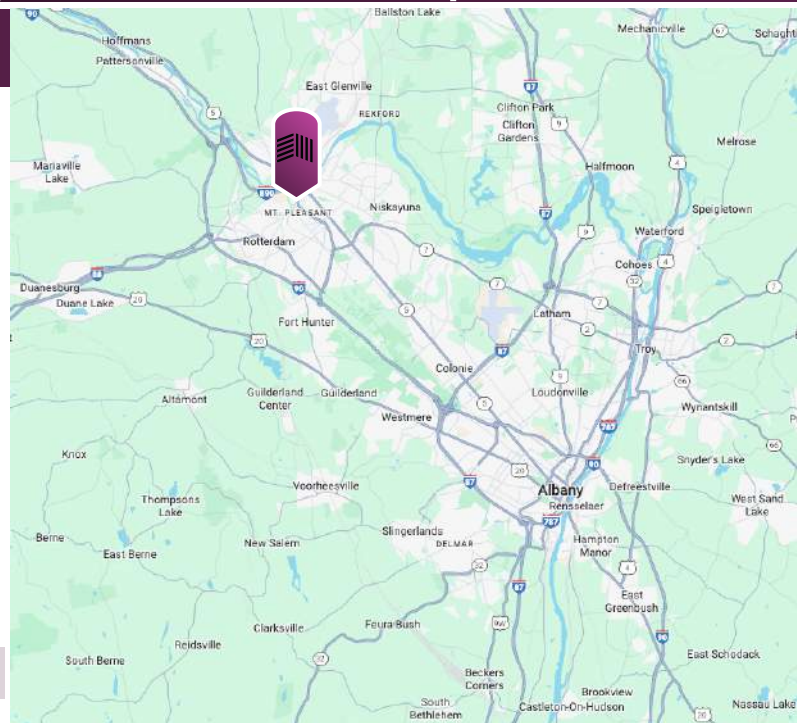
AVAILABLE SF
4,400 SF

PARKING
75 spaces

HIGHLIGHTS

Positioned along one of Schenectady's most traveled corridors, 120 Erie Blvd offers an exceptional commercial opportunity in a high-visibility location. This well-maintained property boasts a flexible layout ideal for retail, office, or mixed-use development. Located close to the vibrant Mohawk Harbor, Rivers Casino, and Union College, this property benefits from strong foot traffic, nearby amenities, and convenient access to major highways and public transportation.

- **Sub Type:** Business
- **Water/Sewer:** Public
- **Heating:** Forced Air; Nat Gas
- **Cooling:** Central Air
- **Ceiling Height:** 10'
- **Year Built:** 1983



2024 DEMOS	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	103,885	144,972	265,616
HOUSEHOLDS	43,413	61,413	110,530
DAYTIME POPULATION	49,024	65,490	155,114
AVERAGE HH INCOME	\$75,796	\$89,308	\$103,923
TOTAL BUSINESSES	4,539	6,002	14,815

Karen Zalewski-Wildzunas
Associate Real Estate Broker
Cell: 518.858.4719
kzw@bhhsblake.com

Louis Marocco
Associate Real Estate Broker
Cell: 518.429.1728
lmarocco@bhhsblake.com

OFFERING PRICE
\$22.50/SF

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

If your Property is currently listed with a Broker, this is not intended as a solicitation.

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

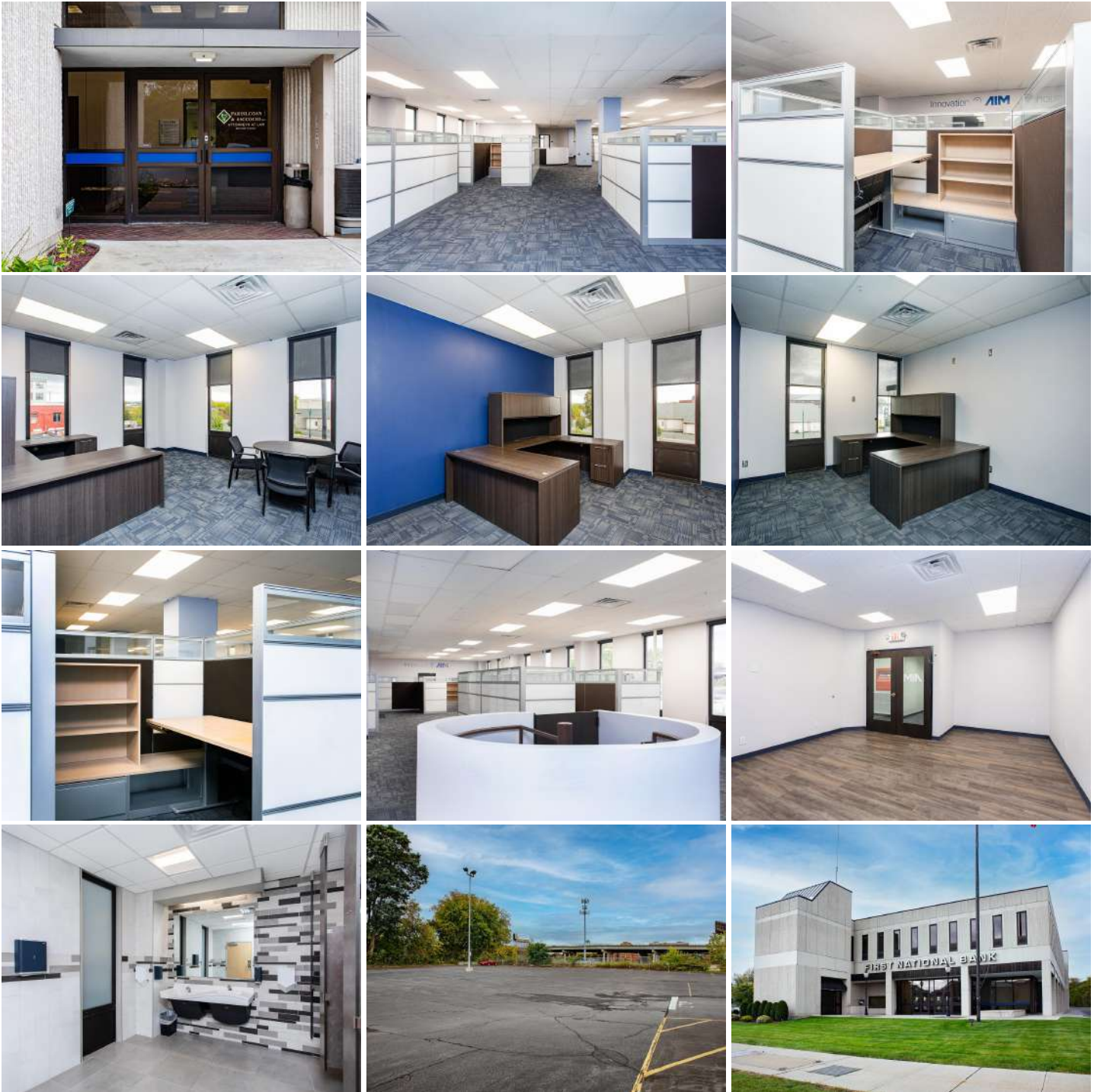
OFFERED **FOR LEASE**

120 Erie Boulevard | Schenectady, NY 12305

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BLAKE, REALTORS®

 COMMERCIAL DIVISION™

OFFICE



Karen Zalewski-Wildzunas
Associate Real Estate Broker
Cell: 518.858.4719
kzw@bhhsblake.com

Louis Marocco
Associate Real Estate Broker
Cell: 518.429.1728
lmarocco@bhhsblake.com

OFFERING PRICE
\$22.50/SF

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

If your Property is currently listed with a Broker, this is not intended as a solicitation.

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

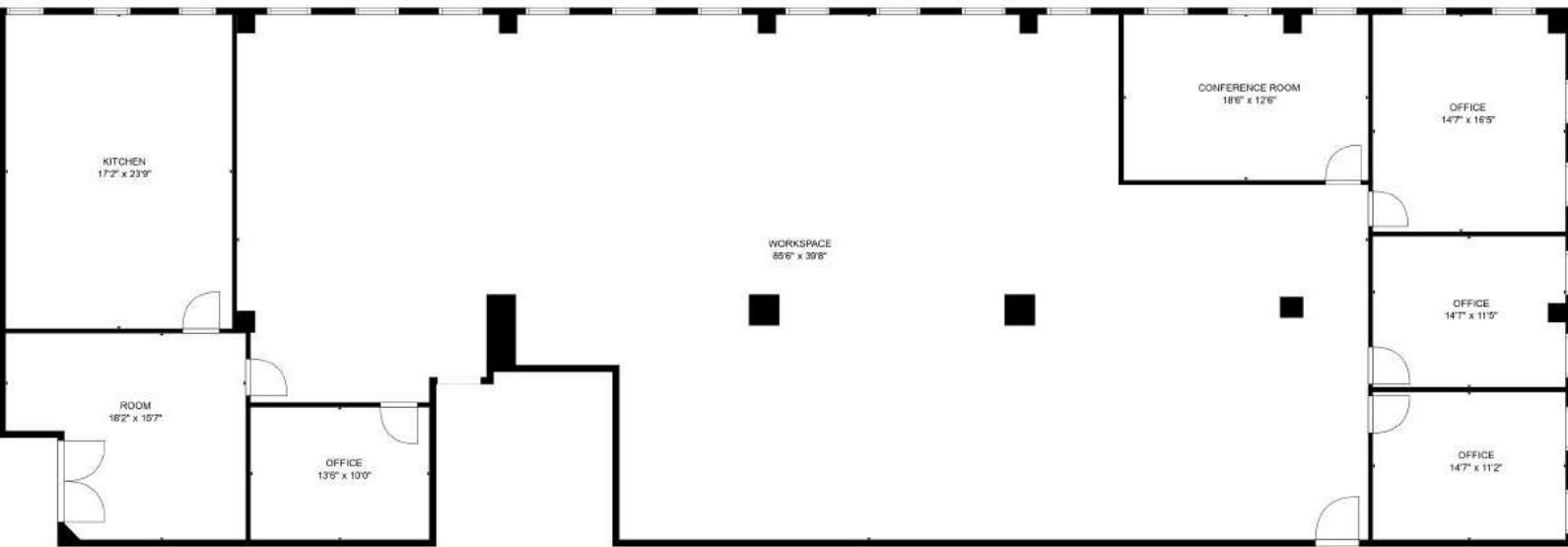
OFFERED **FOR LEASE**

120 Erie Boulevard | Schenectady, NY 12305

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BLAKE, REALTORS®

 COMMERCIAL DIVISION™

OFFICE



Karen Zalewski-Wildzunas
Associate Real Estate Broker
Cell: 518.858.4719
kzw@bhhsblake.com

Louis Marocco
Associate Real Estate Broker
Cell: 518.429.1728
lmarocco@bhhsblake.com

OFFERING PRICE
\$22.50/SF

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

If your Property is currently listed with a Broker, this is not intended as a solicitation.

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

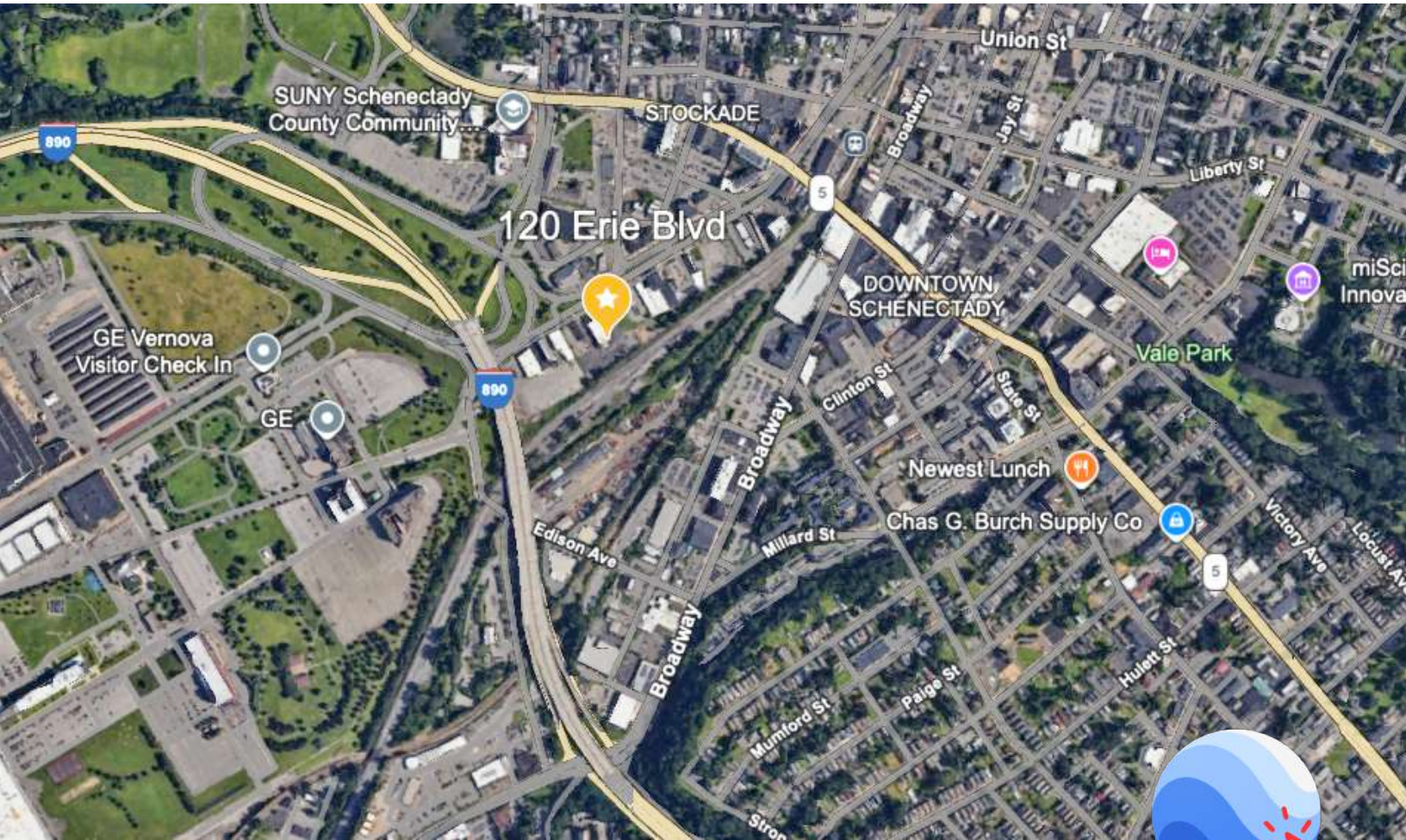
OFFERED **FOR LEASE**

120 Erie Boulevard | Schenectady, NY 12305

OFFICE

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BLAKE, REALTORS®

COMMERCIAL DIVISION™



*If viewing digitally, click the Google Earth icon to further explore the area.



Karen Zalewski-Wildzunas
Associate Real Estate Broker
Cell: 518.858.4719
kzw@bhhsblake.com

Louis Marocco
Associate Real Estate Broker
Cell: 518.429.1728
lmarocco@bhhsblake.com

OFFERING PRICE

\$22.50/SF

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

If your Property is currently listed with a Broker, this is not intended as a solicitation.

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.