

313 USHERS RD
BALLSTON LAKE, NY 12019



PROPERTY HIGHLIGHTS



PRICE
\$12.00/SF/YR



YEAR BUILT
1972



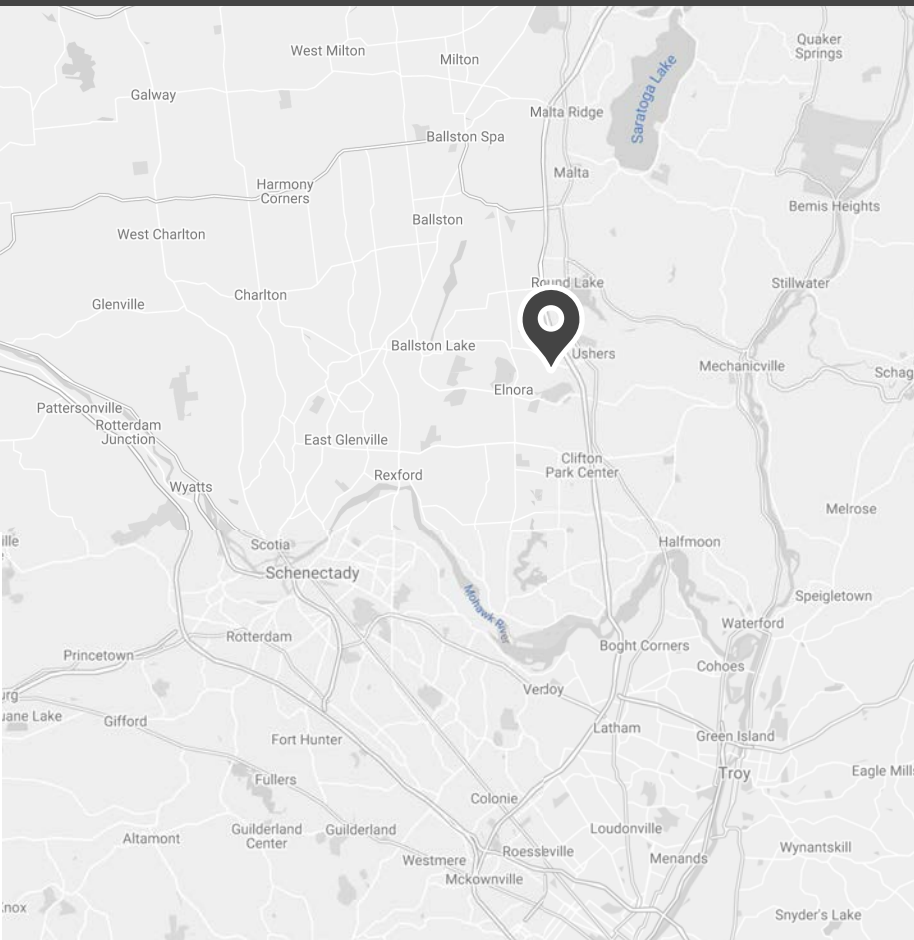
SIZE
17,508 SF



BUILDING SIZE
71,106 SF



PARKING
300+ SURFACE
PARKING SPACES



PROPERTY DETAILS

Nicely appointed office space, rent includes taxes, snowplowing, landscaping and heat/electric for normal office usage.

Located right at I-87 Exit 10, in Northway 10 Executive Park.

Mostly open floor plans with perimeter offices.

Possible warehouse/storage conversion, call for more details.

CONTINUUM
COMMERCIAL REALTY

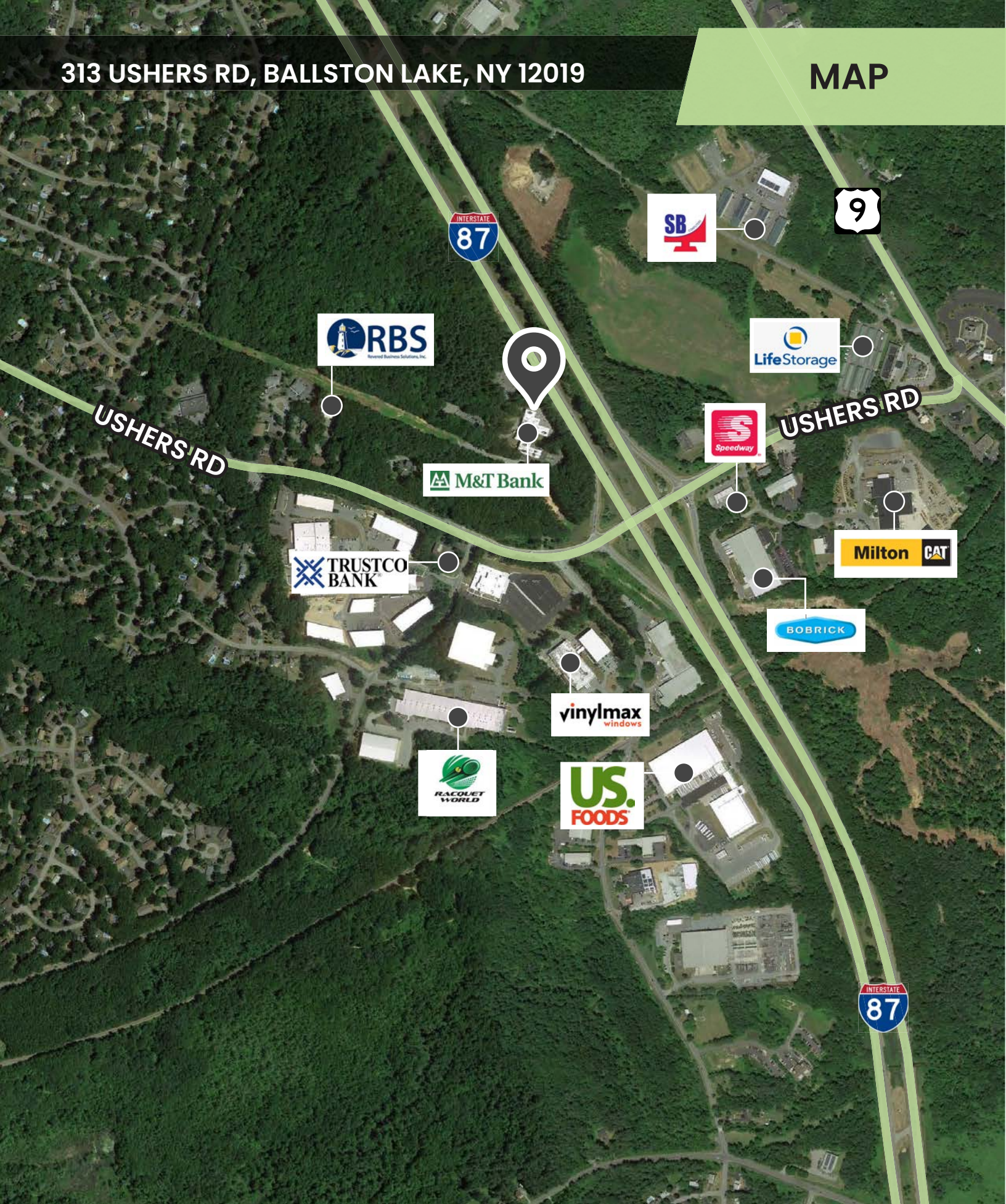
This information is deemed reliable, but not guaranteed. All information should be verified prior to purchase or lease.

RYAN TAYLOR

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313 USHERS RD, BALLSTON LAKE, NY 12019

MAP

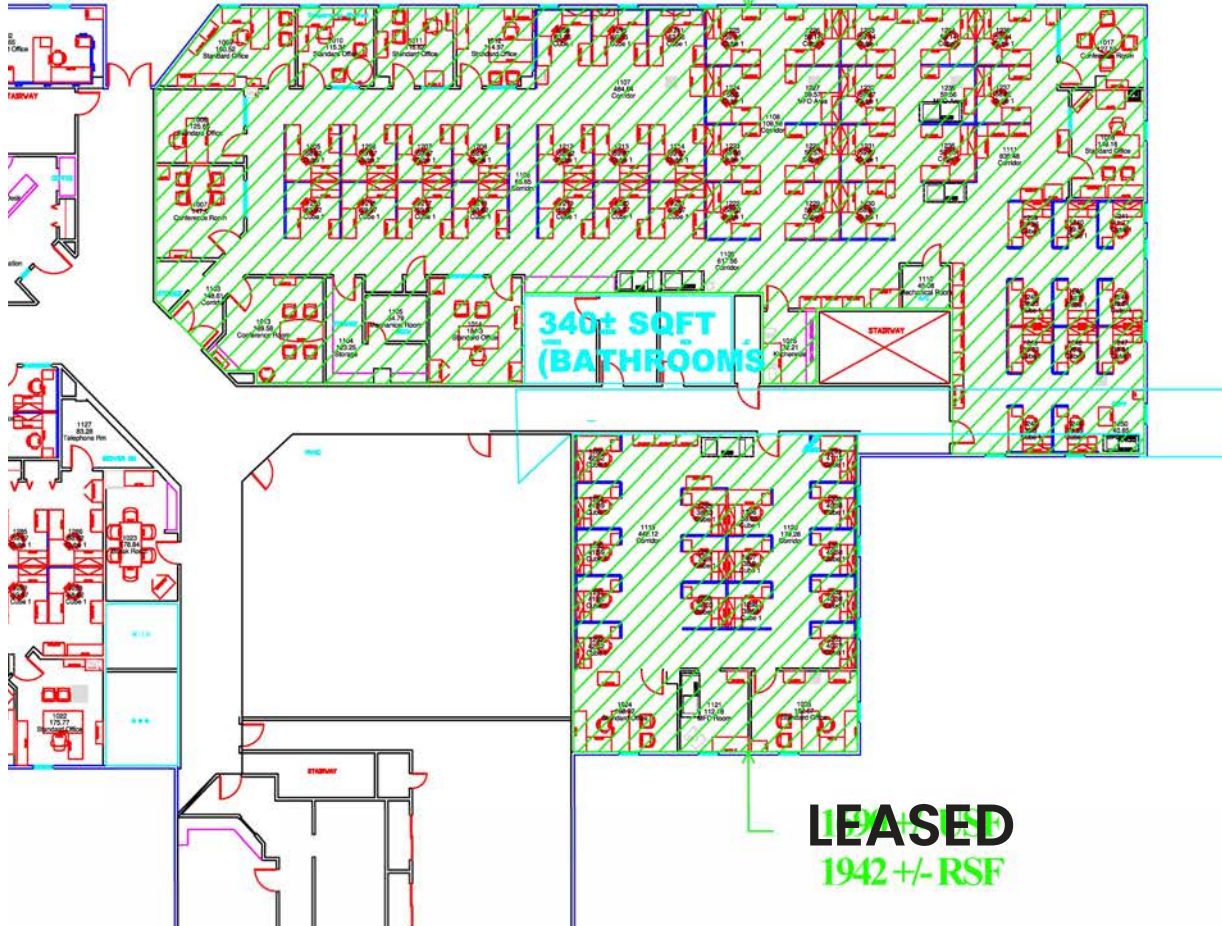


CONTINUUM
COMMERCIAL REALTY

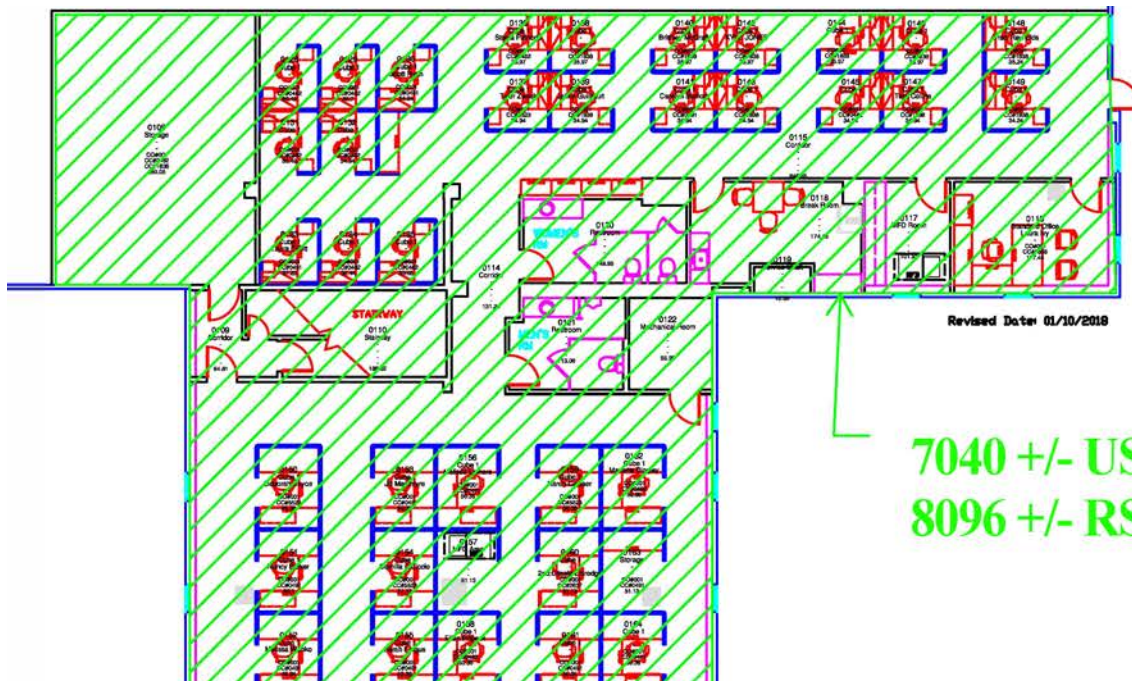
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6495 +/- USF 7470 +/- RSF



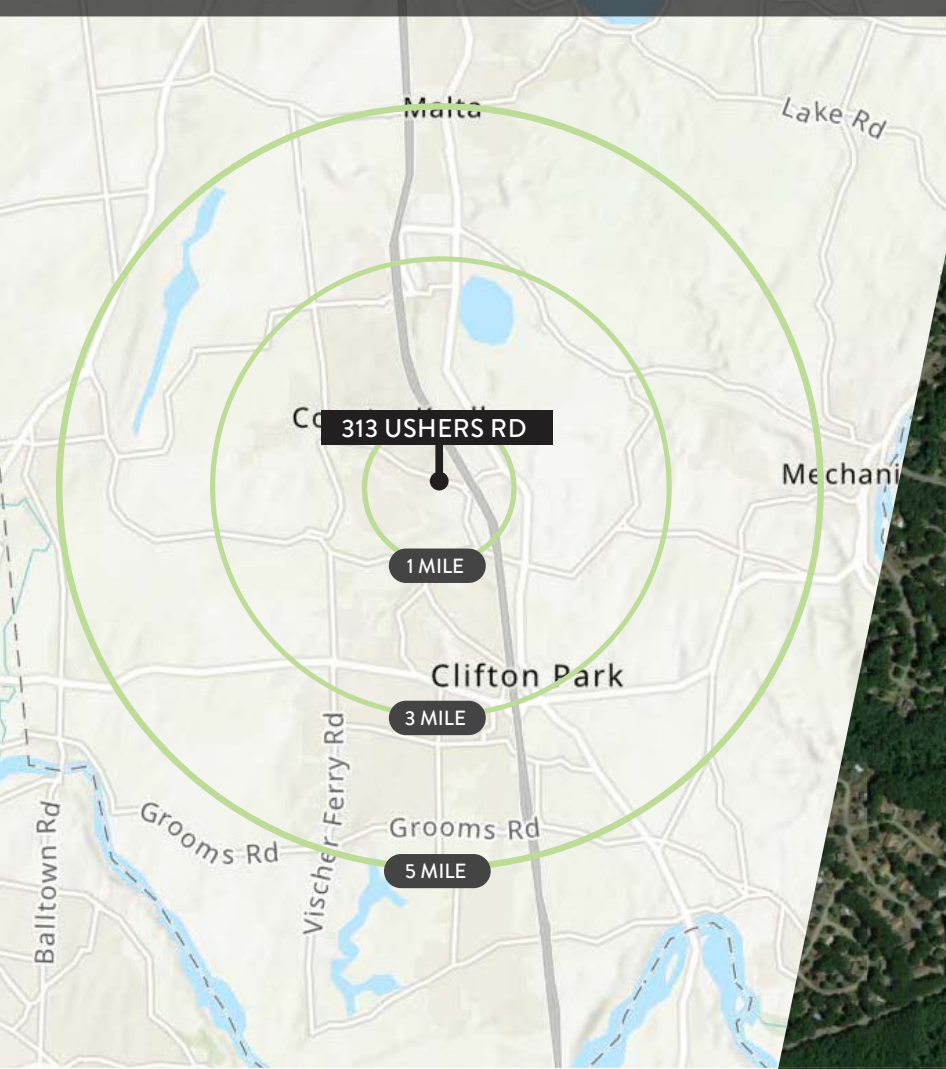
LEASED
1942 +/- RSF



7040 +/- USF
8096 +/- RSF

Ballston Spa Malta Ridge Ketchums Corners
313 USHERS RD, BALLSTON LAKE, NY 12019

DEMOGRAPHICS



2021 Summary	1 Mile	3 Miles	5 Miles
Population	3,320	24,865	58,429
Households	1,159	10,013	23,624
Families	957	6,934	16,050
Average Household Size	2.86	2.47	2.47
Owner Occupied Housing Units	1,118	7,547	17,194
Renter Occupied Housing Units	42	2,466	6,429
Median Age	46.7	44.6	43.6
Median Household Income	\$131,059	\$103,767	\$101,730
Average Household Income	\$150,530	\$123,053	\$121,181

KEY FACTS

