

# 1 BARNEY ROAD FOR SALE



1 BARNEY ROAD, CLIFTON PARK, NY 12065

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## PROPERTY HIGHLIGHTS

- High occupancy (>90%), high cash flow (\$204,000 NOI)
- 30K SF office building with a mix of food services (commercial kitchen), professional and personal services, retail, and traditional small office users
- Property has 3.9 acres of the most scenic office settings in the capital district; situated on Murphy Pond, adjacent to Clifton Town Park and municipal golf course, all within a residential neighborhood
- Recently renovated inside and out
- Prepared for the immediate future with five electric chargers

FOR MORE INFORMATION, CONTACT:

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