



# Levack Real Estate, Inc.

**For Lease: \$12.50/ Sq. Ft. Medical/Professional Office**



**536 Bay Rd. Suite A, Queensbury, NY 12804**

## Property Highlights

- ◆ Previous tenant occupied 13 years
- ◆ Former Allergist/ENT Practice
- ◆ 4,065 sq. ft. available
- ◆ Immaculately manicured property
- ◆ Daily traffic count 11,377
- ◆ Tenant pays gas & electric



*All information deemed reliable but not guaranteed.*

Nicholas Ketter  
33 Park Street Glens Falls, NY 12801  
Phone: 518-793-7600  
Fax: 518-793-7869  
levackrealestate.com



## 536 Bay Rd. Suite A, Queensbury, NY 12804



### Building Features

- ◆ 4,065 Sq. Ft.
- ◆ Reception space
- ◆ 16 Exam rooms (9 large, 6 small, 1 triage)
- ◆ Large waiting room
- ◆ 3 Bathrooms (1 in waiting room)
- ◆ Ample file storage space
- ◆ Conference/Community Space
- ◆ Kitchenette space
- ◆ Medical analysis station
- ◆ Parking: 15+ Private spaces available

### Directions:

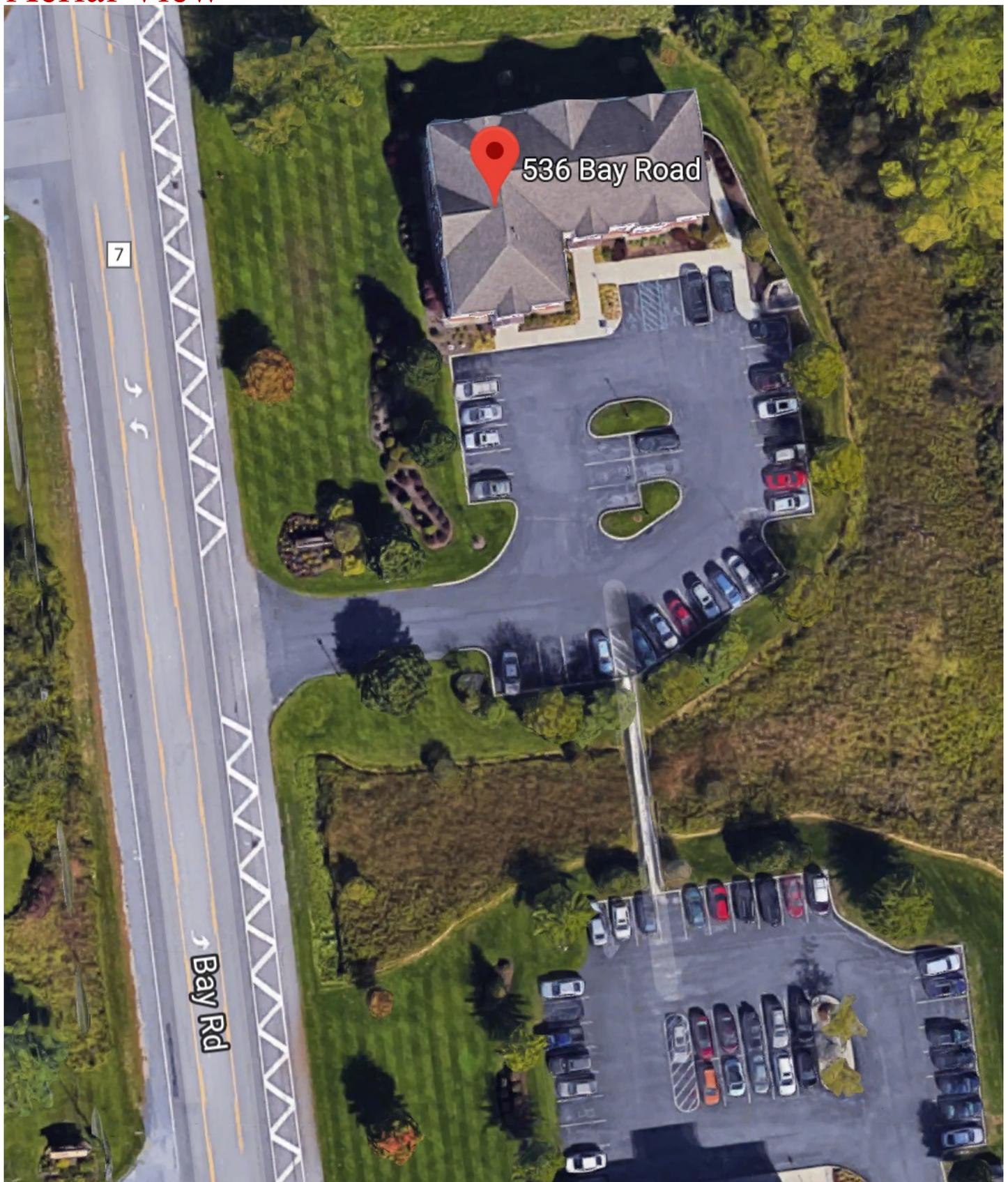
I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on Bay Rd. about a mile down on the right.



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# Aerial View



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# Pictures



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# Pictures



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## Nicholas Ketter

Licensed Realtor



### Agent Bio:

Nicholas Ketter is a Licensed Real Estate Salesperson and a member of the National Association of Realtors.

Nic grew up in Queensbury, graduating from Queensbury Highschool in 2012. Nic then went down to the University at Albany to play football and attend their School of Business. Nic served as a two-time captain of the D1-AA Football team, graduated Summa Cum Laude in 2016 and is set to graduate with his M.B.A. from the University at Albany in May 2018. Nic is a highly motivated agent just embarking on his professional career and it would be an honor for him to represent you.



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“Professional Realtors for a growing community”



## R. Mark Levack

President



For nearly 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.



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