

**CENTRAL  
ROCK GYM**



**HIGH VISIBILITY RETAIL**

**547 RIVER STREET . TROY . NEW YORK . 12180**



547

**547 RIVER STREET**  
SITE: FUTURE MIXED USE



**558 RIVER STREET**  
BARGAIN GROCERY



**549 RIVER STREET**  
FUTURE MULTI-FAMILY

## PROPERTY OVERVIEW

### 547 RIVER STREET

547 River Street is a 6-story 121,000 square foot historic building located on the Hudson River in Troy, New York. The building has signed a rock climbing fitness center and daycare along with the approval for 59 residential units and street retail space perfect for a cafe, pharmacy, hair and more!

The property is a mixed-used commercial building in an up and coming urban downtown location! Tenants at Flanigan Square will be part of First Columbia's vision to create a vibrant waterfront district in Downtown Troy known as the Waterfront District. For more info: [www.thewaterfronttroy.com](http://www.thewaterfronttroy.com).



# SPACE HIGHLIGHTS

## STREET RETAIL . 547 RIVER STREET

---

### LOCATION

Just off the downtown Troy exit off Alt. Route 7.

### GROWTH + REDEVELOPMENT

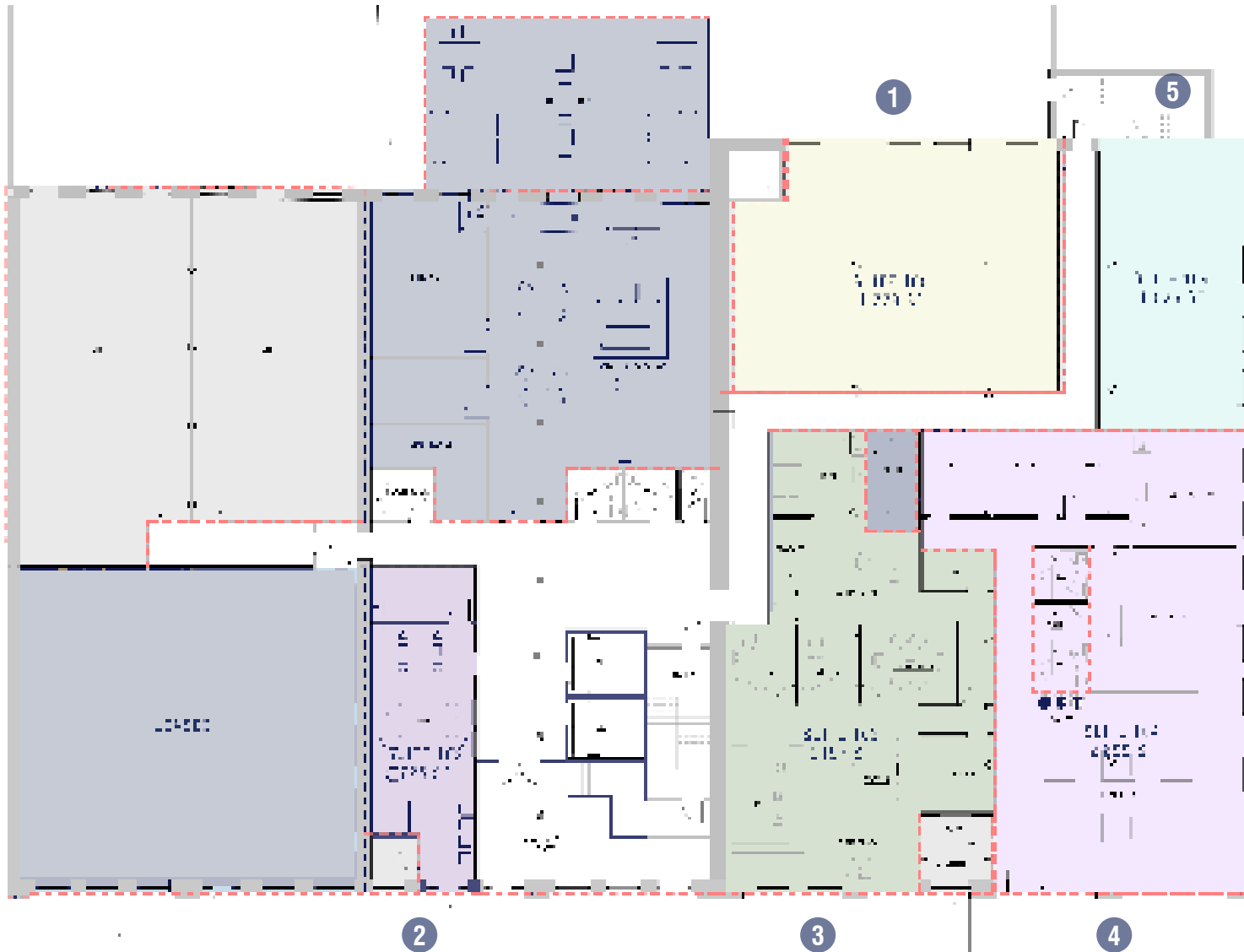
Property a part of master redevelopment project known as the Waterfront District ([www.thewaterfronttroy.com](http://www.thewaterfronttroy.com)). The site is located in a section of the District dedicated to providing services such as a grocery store, multi-family units, senior housing, fitness, and more.

### ACCESS

Easy access to downtown Troy and highways and access to the newly developed RiverWalk - Troy's walking path that connects the downtown area to North Troy.

### PROXIMITY

Retail spaces will have prime location to multi-family units within same building and 160+ units next store. A new Bargain Grocery store is under construction across the street offering fresh, healthy food at an exceptionally affordable price.



## RETAIL SPACES: STREET LEVEL

547 RIVER STREET . MULTI-FAMILY MIXED USE FACILITY

- 1 ..... 1,778 SF  
*ideal space for studio*
- 2 ..... 765 SF  
*ideal for hair salon, massage*
- 3 ..... 2,197 SF  
*ideal for bank, credit union, financial*
- 4 ..... 2,899 SF  
*ideal for pharmacy or healthcare*
- 5 ..... 1,026 SF  
*ideal space for studio*

LEASING TEAM  
CONTACT INFO



**FIRST**  
**COLUMBIA**  
INNOVATIVE  
REAL ESTATE SERVICES

[www.firstcolumbia.com](http://www.firstcolumbia.com)

**DEBORAH MIKHITARIAN-RUSSELL** | *Broker*

(o) 518.213.1007

(e) [dmikhitarian@firstcolumbia.com](mailto:dmikhitarian@firstcolumbia.com)

**CECELIA BETTE** | *Sales*

(o) 518.213.1005

(e) [ceceliabette@firstcolumbia.com](mailto:ceceliabette@firstcolumbia.com)

LEASING TEAM  
CONTACT INFO



**FIRST  
COLUMBIA**  
INNOVATIVE  
REAL ESTATE SERVICES

[www.firstcolumbia.com](http://www.firstcolumbia.com)

**VICTORIA HARRIS** | *Marketing Director*

(o) 518.213.1099

(e) [vharris@firstcolumbia.com](mailto:vharris@firstcolumbia.com)

**CECELIA BETTE** | *Sales*

(o) 518.213.1005

(e) [ceceliabette@firstcolumbia.com](mailto:ceceliabette@firstcolumbia.com)