



# ACO Property Advisors, Inc.

## Rowland Street Professional Building

61 Rowland Street • Ballston Spa, NY 12020



### LOCATION! LOCATION! LOCATION!

Strategically located less than one mile from downtown Ballston Spa, Saratoga County's Seat, and a short drive from Saratoga Springs. The property offers a park-like setting with all the amenities available to a downtown location.

### PROFESSIONALLY MANAGED

- Ample Parking
- On-Site Maintenance
- Cleaning Services Available
- **Existing Tenants Include:**
  - Capital Care Medical Group, LLC
  - Changing Times Planning
  - Community Living Advocacy Supports
  - CSEA Saratoga County Unit 8450
  - Saratoga County Rural Preservation Co., Inc.
- Suites Wired with CAT5
- Common Area Maintenance and Signage Included

### AFFORDABLE RENT

**Medical / Professional Suites  
Available for Lease**

**Space Availability from  
125 - 2000 square feet**

**Suite Rentals Starting at \$295 / Month**

**Shared Conference Room**

### OVER 25 YEARS OF EXPERIENCE

ACO Property Advisors, Inc. provides property management services for the Rowland Street Professional Building and has an on-site office.

ACO provides commercial real estate advisory, investment and management services.

*For more information, contact Alan Oppenheim • (518) 584-9578 Ext. 205  
ACO Property Advisors, Inc. • [www.acopropertyadvisors.com](http://www.acopropertyadvisors.com)*