



\$749,800

1134 TROY SCHENECTADY ROAD, COLONIE, NY 12110

<https://fallatigroup.com>

Here is your opportunity to own a premium office building that has served a prominent and, respected chiropractor for over 30 years. Perfectly positioned along the highly sought-after Troy-Schenectady Road corridor in the heart of Latham, this location is truly unbeatable—directly across from the new Keeler Honda facility with exceptional visibility and a daily traffic count exceeding 50,000 cars. The property offers parking for 12 vehicles in the rear, plus a large 2-car garage with power for additional storage or workspace. This two-story building features a welcoming first-floor reception area and waiting room, along with full bathrooms on both levels and up to eight private office spaces across the two floors. The dry basement provides even more utility, and all major mechanicals have [...]

- 2 baths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 6 months ago
List Office Name: Gucciardo Real Estate LLC
List Agent Office Phone: 518-331-3785
Building Area Total: 1680
Living Area sqft: 1680
Lot Size Dimensions: n/a
Type: Mixed Use
Bathrooms: 2 baths
Zoning: Mixed

MLS ID: 202530618
List Agent Email: amg329@aol.com
Days On Market: 6
County: Albany
Lot Size Acres: 0.43 acres
Category: Commercial Sale
Status: Active
Year built: 1980

Directions

Directions: Rt West, property on left after Albany Shaker intersection

Building Details

Construction Materials: Wood Siding **Basement:** Full
Roof: Slate **Architectural Style:** Office, Multiple Dwelling Unit, Commercial

Interior Features

Floor Covering: Carpet **Heating:** Forced Air, Natural Gas
Cooling: Central Air **Interior Features:** Ceramic Tile Bath

Exterior Features

Parking: Detached, Paved, Private **Exterior Features:** Lighting
Lot Size Units: Acres **Lot Size Area:** 0.43



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$7,166.66

Tax Block: 1

Tax Lot: 15.000

Tax Tract: 18.00

School Information

High School: Niskayuna

High School District: Niskayuna

