



\$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 1 month ago

List Office Name: Guciardo 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

