



## 1134 TROY SCHENECTADY ROAD, COLONIE, NY 12110

<https://fallatigroup.com>

**\$749,800**

- 2 baths
- Mixed Use
- Commercial Sale
- Active

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 [...]

### Basics



**Date added:** Added 1 month 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

**Roof:** Slate

**Basement:** Full

**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



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# Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

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# 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

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# School Information

**High School:** Niskayuna

**High School District:** Niskayuna

