



1170 New Loudon Rd

Route 9

\$249,900

**1170 NEW LOUDON ROAD, COLONIE, NY
12047**

<https://fallatigroup.com>

Prime 1-acre commercial opportunity on Route 9 at 1170 Loudon Road, Cohoes. High-visibility, high-traffic COR-zoned commercial land ideal for a car dealership, light-duty repair shop, storefront, apartment or mixed-use redevelopment, and many other business uses. Existing office structure offers a strong value-add rehab or redevelopment play. Rare chance to secure a premium corridor location. Inquire today to unlock the potential.

- 2 beds
- 1 bath
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 months ago

MLS ID: 202610523

List Office Name: The People's Real Estate Group

List Agent Email: Hassan@ThePeoplesRealEstate.net

List Agent Office Phone:
518-951-5575

Days On Market: 48

County: Albany

Living Area sqft: 628

Lot Size Acres: 0.76 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 4

Bedrooms: 2 beds

Bathrooms: 1 bath

Half baths: 0 half baths

Year built: 1946

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16344&lang=en-US>

Directions

Directions: On RT-7 E take the exit toward Cohoes onto US-9 (Loudon Rd), turn left onto Old Loudon Rd

Building Details

Construction Materials: Wood Siding

Basement: Full

Architectural Style: Traditional

Interior Features

Heating: None

Cooling: None

Appliances: None

Above Grade Finished Area Source: CRS

Bathrooms Full: 1



Exterior Features

Exterior Features: None

Lot Size Units: Acres

Lot Size Area: 0.76

Amenities & Features

Sewer: Septic Tank

Water: Public

Financial

Possession: At Closing

Special Listing Conditions: Other

Tax Annual Amount: \$1,750

School Information

High School: Shaker HS

High School District: North Colonie (including Maplewood)

