



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 north colonie school district 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.

- 0 baths
- Mixed Use
- Land
- Active

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**Basics**



**Date added:** Added 5 months ago

**MLS ID:** 202610521

**List Office Name:** The People's Real Estate Group

**List Agent Email:** Hassan@ThePeoplesRealEstate.net

**List Agent Office Phone:** 518-951-5575

**County:** Albany

**Lot Size Acres:** 0.76 acres

**Category:** Land

**Type:** Mixed Use

**Status:** Active

**Bathrooms:** 0 baths

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## Directions

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

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## Exterior Features

**Lot Size Units:** Acres

**Lot Size Area:** 0.76

**Lot Features:** Level

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

**HOA Amenities:** None

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## Financial

**Special Listing Conditions:** Other

**Tax Annual Amount:** \$1,750

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## School Information



**High School:** Shaker HS

**High School District:** North Colonie (including Maplewood)

