



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

Basics



Date added: Added 2 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

Directions

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

Exterior Features

Lot Size Units: Acres

Lot Size Area: 0.76

Lot Features: Level

Amenities & Features

Sewer: Septic Tank

Water: Public

HOA Amenities: None

Financial

Special Listing Conditions: Other

Tax Annual Amount: \$1,750

School Information



High School: Shaker HS

High School District: North Colonie (including Maplewood)

