



\$690,000

1221 NE NEW LOUDON ROAD, COLONIE, NY 12047

<https://fallatigroup.com>

Diamond in the rough 1648 Sq. Foot home on 1.6 acres. Public water and septic. Home has potential for any use in the residential/commercial office plus zoning. High and best use is commercial due to the road changing to more commercial then residential. Very high traffic count and many opportunities for this property. The house has original woodwork, fireplace, library doors and two full baths. This house has great potential and land space to expand. If that isn't what you need the house can be remove and build new. Large, treed lot behind the house with parking pad for expansion or place to park. The property deed has four parcels included in the deed. Could parking 6-8 cars on the lot near [...]

- 2 baths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 20 hours ago
List Office Name: The Property Shop
List Agent Office Phone: 518-573-1230
Building Area Total: 1648
Living Area sqft: 1648
Lot Size Dimensions: 99.79 x 157.27 as per deed
Type: Mixed Use
Bathrooms: 2 baths
Zoning: Commercial

MLS ID: 202613766
List Agent Email: sylvia.elkin16@gmail.com
Days On Market: 1
County: Albany
Lot Size Acres: 1.6 acres
Category: Commercial Sale
Status: Active
Year built: 1937

Directions

Directions: Loudon Road North (RT 9) past Guptill's just before Fonda Road on the right

Building Details

Construction Materials: Frame, Vinyl Siding

Basement: Full

Architectural Style: Office, Commercial, Traditional, Other

Patio & Porch: Deck

Roof: Asphalt

Doors: Sliding Doors, Storm Door(s)

Interior Features

Floor Covering: Hardwood, Tile

Cooling: None

Heating: Hot Water, Zoned, Other, Natural Gas

Interior Features: High Speed Internet, Built-in Features, Ceramic Tile Bath

Exterior Features



Parking: Off Street, Partially Paved,
Private, Under Residence

Lot Size Area: 1.6

Lot Size Units: Acres

Lot Features: Steep Slope, Rolling Slope, Road
Frontage, Wooded, Cleared

Amenities & Features

Sewer: Septic Tank

Electric: 150 Amp Service, 220 Volts, Circuit Breakers

Water: Public

Security Features: Security Lights

Financial

Possession: At Closing

Tax Annual Amount: \$8,479.08

Tax Lot: 15.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 5.03

School Information

Elementary School: Boght Hills ES

High School District: North Colonie (including Maplewood)

High School: Shaker HS

