



**\$575,000**

## **1306 CENTRAL AVENUE, COLONIE, NY 12205**

<https://fallatigroup.com>

- Mixed Use
- Commercial Sale
- Pending

The property located at 1306 Central ave is a one floor structure used currently for a retail store. The building was constructed 7 years ago. Lot size 100×200' and it contains 25 Parking spots. The lot size is 100'x200' and contains 15 parking spots. This parcel is tax exempt. The listed tax amount is an estimate the true amount will be based on purchase price per town of Colonie assessor's office. Any sale must be approved by the NYS Attorneys generals office which could take up to 6 months. The lot is zoned NCOR.

### **Basics**



**Date added:** Added 4 months ago

**List Office Name:** Venture Realty Partners

**Days On Market:** 34

**County:** Albany

**Lot Size Acres:** 0.46 acres

**Category:** Commercial Sale

**Status:** Pending

**Zoning:** Commercial

**MLS ID:** 202516802

**List Agent Email:** cpccmp7@gmail.com

**Building Area Total:** 2000

**Living Area sqft:** 2000

**Lot Size Dimensions:** 200 x 400

**Type:** Mixed Use

**Year built:** 1975

## Directions

**Directions:** Corner of Van Buren Ave and Central Ave

## Building Details

**Construction Materials:** Block, Stucco, Vinyl Siding

**Roof:** Asbestos Shingle, Rubber

**Basement:** Other

**Architectural Style:** Commercial

## Interior Features

**Floor Covering:** Carpet, Vinyl

**Heating:** Baseboard, Forced Air

**Cooling:** Central Air, Window Unit(s)

## Exterior Features

**Parking:** Off Street

**Lot Size Units:** Acres

**Lot Size Area:** 0.46

**Lot Features:** Corner Lot



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# Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Security Features:** Carbon Monoxide Detector(s), Fire Alarm

**Water:** Public

**Other Equipment:** Grinder Pump

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# Financial

**Possession:** At Closing

**Special Listing Conditions:** Third Party Approval

**Tax Annual Amount:** \$1,209.59

**Tax Block:** 1

**Tax Lot:** 21.000

**Tax Tract:** 42.18

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# School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

