



**\$595,000**

## **1312 CENTRAL AVENUE, COLONIE, NY 12205**

<https://fallatigroup.com>

Prime location on Central Ave in Colonie. Currently being used as a church 1312 Central Ave which was built in 1975. The Lots are Zoned NCOR. Neighboring property 1314 Central Ave recently listed creating possible development site. First floor sanctuary, common space, two office, and two bath rooms. Second floor has 2 bathrooms and 6 classrooms. Taxes are based on 50% of assessors opinion of total assessment

- 4 baths
- Mixed Use
- Commercial Sale
- Pending

### **Basics**



**Date added:** Added 7 months ago

**List Office Name:** Venture Fox Realty Group LLC

**Days On Market:** 63

**County:** Albany

**Lot Size Acres:** 0.46 acres

**Type:** Mixed Use

**Bathrooms:** 4 baths

**Zoning:** Commercial

**MLS ID:** 202527871

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

**Building Area Total:** 7373

**Living Area sqft:** 7373

**Category:** Commercial Sale

**Status:** Pending

**Year built:** 1975

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## Directions

**Directions:** Central Ave Colonie

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## Building Details

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

**Roof:** Asbestos Shingle, Rubber

**Basement:** Other

**Architectural Style:** Commercial

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## Interior Features

**Floor Covering:** Carpet, Vinyl

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

**Heating:** Baseboard, Forced Air

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## Exterior Features

**Parking:** Off Street

**Lot Size Area:** 0.46

**Lot Size Units:** Acres

**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:** \$523.28 **Tax Block:** 1

**Tax Lot:** 20.000

**Tax Tract:** 42.18

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

