



\$489,000

1316 CENTRAL AVENUE, COLONIE, NY 12205

<https://fallatigroup.com>

This exceptional mixed-use building offers direct visibility on Central Avenue, making it a fantastic investment opportunity. Spanning over 3,000 sq ft, this property provides both high-traffic commercial space and a spacious residential unit – perfect for owner-user or rental income. Additionally, there is a fully paved parking lot, which provides convenience for customers and tenants. Ideal for a variety of businesses, from retail and office space to service-based operations. Call LBO today to schedule your appointment.

- Mixed Use
- Commercial Sale
- Pending

Basics



Date added: Added 4 months ago
List Office Name: Hanna Commercial
List Agent Office Phone: 518-376-2717
Building Area Total: 2908
Living Area sqft: 2908
Lot Size Dimensions: 6150X3
Type: Mixed Use
Year built: 1963

MLS ID: 202513004
List Agent Email: PhilipSabatino@hannaCre.com
Days On Market: 13
County: Albany
Lot Size Acres: 0.17 acres
Category: Commercial Sale
Status: Pending
Zoning: Mixed

Directions

Directions: From wolf road turn left onto Central Ave. Head towards Albany. Property will be on the right hand side of the street.

Building Details

Construction Materials: Vinyl Siding

Roof: Shingle

Interior Features

Heating: Natural Gas

Cooling: Central Air

Exterior Features

Parking: Paved

Lot Size Units: Acres

Lot Size Area: 0.17

Amenities & Features



Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$7,832.14

Tax Block: 1

Tax Lot: 18.000

Tax Tract: 42.18

