



\$659,900

1879 CENTRAL AVENUE, COLONIE, NY 12205

<https://fallatigroup.com>

Positioned along a high-visibility corridor in Colonie, this well-maintained mixed-use property delivers immediate cash flow with clear value-add upside. The asset features two street-level commercial spaces with long-term tenants, four one-bedroom apartments, one studio apartment, and a three-bay garage, all supported by ample off-street parking, a rare combination in this location! The building has been consistently rented, reflecting durable tenant demand. Current rents are below market, presenting a compelling opportunity for an investor to drive NOI through strategic rent optimization while maintaining stability. The roof was replaced approximately ten years ago and the studio was recently renovated. Total annual rents currently total \$61,920 with yearly expenses around \$15,000 making the NOI approx \$46,920 and a 7.1% Cap rate! Coin Laundry washer and [...]

- 7 baths
- Mixed Use
- Commercial Sale
- Active



Basics

Date added: Added 6 days ago	MLS ID: 202610583
List Office Name: Renovo Real Estate	List Agent Email: jlohomes518@gmail.com
List Agent Office Phone: 518-369-4545	Days On Market: 3
Building Area Total: 3450	County: Albany
Living Area sqft: 3450	Lot Size Acres: 0.22 acres
Lot Size Dimensions: 67' x147	Category: Commercial Sale
Type: Mixed Use	Status: Active
Bathrooms: 7 baths	Year built: 1956
Zoning: Commercial	

Directions

Directions: Route 5 across From Price Chopper near Rt 155

Building Details

Construction Materials: Block, Vinyl Siding **Architectural Style:** Office, Commercial

Interior Features

Floor Covering: Carpet, Linoleum, Vinyl **Heating:** Baseboard, Forced Air, Hot Water
Cooling: None

Exterior Features

Parking: Paved **Lot Size Units:** Acres
Lot Size Area: 0.22



Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Tax Annual Amount: \$7,362

Tax Block: 1

Tax Lot: 15.000

Tax Tract: 29.10

School Information

High School: Colonie Central HS

High School District: South Colonie

