



**\$2,800,000**

**1956 WESTERN AVENUE, GUILDERLAND, NY  
12203**

<https://fallatigroup.com>

- Multi Family
- Commercial Sale
- Active

Private road-lots of income which could be higher monthly income. 1956-162 included in the sale. There are 9 separate septic tanks

## Basics

**Date added:** Added 10 months ago

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Office Phone:** 518-421-1400

**County:** Albany

**Lot Size Dimensions:** 328x333

**Type:** Multi Family

**Zoning:** Commercial

**MLS ID:** 202511513

**List Agent Email:** tmarks@cbpp.com

**Days On Market:** 1

**Lot Size Acres:** 5.2 acres

**Category:** Commercial Sale

**Status:** Active



---

# Directions

**Directions:** Western Avenue towards Albany, below 155 on the Right side

---

# Building Details

**Construction Materials:** Other **Basement:** Other  
**Roof:** Asphalt

---

# Interior Features

**Floor Covering:** Carpet **Heating:** Forced Air, Natural Gas  
**Cooling:** None **Interior Features:** High Speed Internet

---

# Exterior Features

**Parking:** Off Street, Private **Exterior Features:** Lighting  
**Lot Size Units:** Acres **Lot Size Area:** 5.2  
**Lot Features:** Level

---

# Amenities & Features

**Sewer:** Septic Tank **Water:** Public  
**Electric:** Circuit Breakers **Other Equipment:** None

---

# Financial



**Possession:** At Closing

**Tax Annual Amount:** \$22,000

**Tax Block:** 3

**Tax Lot:** 6.000

**Tax Tract:** 51.02

