



\$750,000

## 2 COHOES ROAD, COLONIE, NY 12189

<https://fallatigroup.com>

This offering is for 4 lots. There are two Multifamily properties (4 apartments), two restaurants and a large parking lot included. Each two family sits on it's own lot. The restaurants could be converted into 6-7 apartments with Town of Colonie approval. Today the main restaurant is a fully functional space w/a "TO GO" or "Express" in a separate building. All the furniture, fixtures and equipment (FF&E) will be included. This is a listing for real estate and FF&E only. Two grease traps are included. The main restaurant seats 180 people and has a large banquet room, full bar & dining room. There is also a parking lot that is just under 1acre and could accommodate +/-125 cars. There are 6k cars [...]

- Multi Family
- Commercial Sale
- Active

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### Basics



**Date added:** Added 4 weeks ago  
**List Office Name:** Tech Valley Realty Group LLC  
**List Agent Office Phone:** 518-428-0712  
**County:** Albany  
**Lot Size Acres:** 0.28 acres  
**Category:** Commercial Sale  
**Status:** Active

**MLS ID:** 202517699  
**List Agent Email:** Shawn@TechValleyRE.com  
**Building Area Total:** 8019  
**Living Area sqft:** 8019  
**Lot Size Dimensions:** PER DEED (s)  
**Type:** Multi Family  
**Zoning:** Commercial

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## Directions

**Directions:** Between Cohoes and Watervliet just South of Maplewood School

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## Building Details

**Construction Materials:** Vinyl Siding, Wood Siding  
**Architectural Style:** Commercial

**Basement:** Other  
**Doors:** Storm Door(s)

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## Interior Features

**Floor Covering:** Vinyl, Wood  
**Cooling:** Central Air

**Heating:** Forced Air

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## Exterior Features

**Parking:** Gravel, Off Street, Partially Paved, Paved, Private  
**Lot Size Area:** 0.28

**Lot Size Units:** Acres

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## Amenities & Features



**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service, 220 Volts, Circuit Breakers

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$12,468.14

**Tax Block:** 2

**Tax Lot:** 30.000

**Tax Tract:** 32.08

