



**\$1,100,000**

## **2 UNDINE STREET, COLONIE, NY 12205**

<https://fallatigroup.com>

Investment opportunity in the Town of Colonie! Sale includes 4 parcels: 2 Undine St (Parcel ID: 53.7-4-54), 5 Norton St (Parcel ID: 53.7-4-53), 7 Norton St, and 15 Norton St (Parcel ID: 53.7-4-55). Features 3 single-family rentals generating approx. \$11,500/month and a grandfathered junkyard with large 2-bay detached garage. Junkyard is zoned for auto repair/related garage use. Potential for residential development with Town approval. Parcels sold together, will not separate. Owner open to holding paper.

- 0 baths
- Mixed Use
- Commercial Sale
- Active

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### **Basics**



**Date added:** Added 1 week ago

**List Office Name:** Clancy Real Estate

**List Agent Office Phone:** 518-461-9937

**Lot Size Acres:** 1.53 acres

**Category:** Commercial Sale

**Status:** Active

**Zoning:** Commercial

**MLS ID:** 202525181

**List Agent Email:** kclancy514@gmail.com

**County:** Albany

**Lot Size Dimensions:** 200' x 300'

**Type:** Mixed Use

**Bathrooms:** 0 baths

## Directions

**Directions:** NY-5 E/Central Ave, left onto Reynolds St, left onto Norton St, right onto Undine St.

## Building Details

**Construction Materials:** Other

**Architectural Style:** Commercial, Other

**Roof:** Asphalt, Other

## Interior Features

**Heating:** Natural Gas

**Cooling:** Other

## Exterior Features

**Parking:** Off Street, Other, Private, Storage

**Lot Size Area:** 1.53

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Level, Cleared, Corner Lot

## Amenities & Features



**Sewer:** Public Sewer

**Water:** Public

**Financial**

**Possession:** At Closing

**Tax Annual Amount:** \$9,000

**Tax Lot:** 54.000

**Special Listing Conditions:** Standard

**Tax Block:** 4

**Tax Tract:** 53.07

**School Information**

**High School:** Colonie Central HS

**High School District:** South Colonie

