



\$525,000

## 21 PURTELL AVENUE, COLONIE, NY 12110

<https://fallatigroup.com>

T/O North Colonie, 2 blocks from East Latham Circle. LOW TAXES. Subdividable double lot. .875 acre, 160' road frontage Rare NCOR zoning: Extensive potential permitted uses. Commercial, office residential, multifamily. Potential to build additional building/multifamily. Current: business & apartment. Lower level 6+ car garage plus storage w/ 3 overhead doors. 1/2 block to Rt 2 and bus route. 1 min to Rt9, 5 min to Exit 6 or 7 of I87, or 787. Center of the capital region. Great investment potential for investor or owner occupant. Confidential listing. All appointments with List agent only. Seller is a licensed NYS Salesperson.

- 0 baths
- Mixed Use
- Commercial Sale
- Active

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### Basics



**Date added:** Added 6 hours ago  
**List Office Name:** Howard Hanna Capital Inc  
**List Agent Office Phone:** 518-368-4242  
**Building Area Total:** 4000  
**Living Area sqft:** 4000  
**Lot Size Dimensions:** 37897sf  
**Type:** Mixed Use  
**Bathrooms:** 0 baths

**MLS ID:** 202615296  
**List Agent Email:** gary.carpino@gmail.com  
**Days On Market:** 1  
**County:** Albany  
**Lot Size Acres:** 0.87 acres  
**Category:** Commercial Sale  
**Status:** Active  
**Zoning:** Commercial

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## Directions

**Directions:** 2 Blocks East of Latham Circle (Exit 6 I-87), Ruhtz to Purtell. Rare NCOR ZONE. Extensive permitted use potential. Commercial, office, residential, multi family. Potential to build another building or multi family. Double lot .874 Acre. Subdividable. 160' road front. 1 min to Rt 2, Rt 9, 5 min to Exit 6 or 7 I 87 and 787. Center of the capital region LOCATION! Seller is a NY licensed sales person.

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## Building Details

**Construction Materials:** Metal Siding, Brick

**Roof:** Asphalt

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## Interior Features

**Heating:** Baseboard, Hot Water

**Cooling:** None

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## Exterior Features

**Parking:** Off Street, Paved, Private

**Lot Size Units:** Acres

**Lot Size Area:** 0.87



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers **Accessibility Features:** Accessible Approach with Ramp

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## Financial

**Possession:** Negotiable

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,161.46

**Tax Block:** 1

**Tax Lot:** 27.000

**Tax Tract:** 19.19

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## School Information

**High School:** Shaker HS

**High School District:** North Colonie (including Maplewood)

