



\$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

Basics



Date added: Added 2 months 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: 7
County: Albany
Lot Size Acres: 0.87 acres
Category: Commercial Sale
Status: Active
Zoning: Commercial

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.

Building Details

Construction Materials: Metal Siding, Brick

Roof: Asphalt

Interior Features

Heating: Baseboard, Hot Water

Cooling: None

Exterior Features

Parking: Off Street, Paved, Private

Lot Size Units: Acres

Lot Size Area: 0.87



Amenities & Features

Sewer: Public Sewer

Water: Public

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

Financial

Possession: Negotiable

Special Listing Conditions: Standard

Tax Annual Amount: \$5,161.46

Tax Block: 1

Tax Lot: 27.000

Tax Tract: 19.19

School Information

High School: Shaker HS

High School District: North Colonie (including Maplewood)

