



\$475,000

2301 WESTERN AVENUE, GUILDERLAND, NY 12084

<https://fallatigroup.com>

- Mixed Use
- Commercial Sale
- Pending

Ample parking, main street, lots of traffic, able to advertise on Western. High ceilings, exposed beams, great location. Upstairs has 2 bathrooms, conference room, downstairs has kitchen and another bathroom.

Basics



Date added: Added 1 month ago
List Office Name: Core Real Estate Team
List Agent Office Phone: 518-929-4475
Building Area Total: 3968
Living Area sqft: 3968
Lot Size Dimensions: 44X167.6
Type: Mixed Use
Year built: 1837

MLS ID: 202414150
List Agent Email: jamie@coreteamny.com
Days On Market: 173
County: Albany
Lot Size Acres: 0.17 acres
Category: Commercial Sale
Status: Pending
Zoning: Commercial

Directions

Directions: Rt 20/Western Ave, West from Crossgates to Schoolcraft Rd and Western.

Building Details

Construction Materials: Brick
Basement: None
Architectural Style: Office, Commercial

Patio & Porch: Deck
Roof: Asphalt, Rolled/Hot Mop

Interior Features

Floor Covering: Carpet, Laminate, Tile
Heating: Forced Air, Natural Gas
Cooling: Central Air
Interior Features: High Speed Internet, Vaulted Ceiling(s)
Bathrooms Total: 3

Exterior Features

Parking: Off Street, Paved
Lot Size Units: Acres
Lot Size Area: 0.17
Lot Features: Road Frontage, Corner Lot



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$10,331.12

Tax Block: 1

Tax Lot: 17.000

Tax Tract: 40.17

School Information

Elementary School: Guilderland

High School: Guilderland

High School District: Guilderland

