



\$324,900

**300 OLD NISKAYUNA ROAD, COLONIE, NY
12110**

<https://fallatigroup.com>

- Mixed Use
- Commercial Sale
- Active

Turn-Key commercial building currently operating as a hair salon for over 20 + years! Key features include being remodeled down to the studs, refinished hardwood flooring, soaring high ceilings, plenty of natural light with the huge windows and a lofted space to be used with your imagination! Potential uses include but are not limited to office/ retail, studio space or short term rental. This building provides off-street parking and is just minutes from Albany Airport.

Basics



Date added: Added 2 months ago

List Office Name: Core Real Estate Team

List Agent Office Phone: 518-337-7260

Building Area Total: 1518

Living Area sqft: 1518

Lot Size Dimensions: 103 x 47

Type: Mixed Use

Year built: 1912

MLS ID: 202514445

List Agent Email: rmanning@coreteamny.com

Days On Market: 8

County: Albany

Lot Size Acres: 0.06 acres

Category: Commercial Sale

Status: Active

Zoning: Commercial

Directions

Directions: West on 155 through the round about past the ramp to get on I87 South Bound. First exit off of the circle. Building on the left.

Building Details

Construction Materials: Vinyl Siding

Roof: Asphalt

Basement: Full, Unfinished

Architectural Style: Office

Interior Features

Floor Covering: Carpet, Hardwood, Wood

Cooling: Central Air, None

Heating: Forced Air

Bathrooms Total: 1

Exterior Features

Parking: Off Street, Paved

Lot Size Area: 0.06

Lot Size Units: Acres



Amenities & Features

Sewer: Septic Tank

Water: Public

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$3,175.44

Tax Block: 3

Tax Lot: 4.000

Tax Tract: 30.00

School Information

High School: Shaker HS

High School District: North Colonie (including Maplewood)

