



\$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.

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### Basics



**Date added:** Added 4 days 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:** 1  
**County:** Albany  
**Lot Size Acres:** 0.06 acres  
**Category:** Commercial Sale  
**Status:** Active  
**Zoning:** Commercial

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## 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.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Roof:** Asphalt

**Basement:** Full, Unfinished  
**Architectural Style:** Office

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## Interior Features

**Floor Covering:** Carpet, Hardwood, Wood  
**Cooling:** Central Air, None

**Heating:** Forced Air  
**Bathrooms Total:** 1

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## Exterior Features

**Parking:** Off Street, Paved  
**Lot Size Area:** 0.06

**Lot Size Units:** Acres



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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

**Electric:** 200+ Amp Service

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## 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

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## School Information

**High School:** Shaker HS

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

