



**\$369,000**

## **34 RUSSELL ROAD, COLONIE, NY 12205**

<https://fallatigroup.com>

Discover the potential of 34 Russell Rd in Colonie, NY! This versatile mixed-use property, previously utilized as an office, features a brand-new roof and driveway. Centrally located in the heart of the Capital District, it offers easy access to major routes and amenities. The large, detached garage with a 10-foot door provides ample space for storage, vehicles, or a workshop — imagine the possibilities!

- 3 baths
- Mixed Use
- Commercial Sale
- Pending

---

### **Basics**



**Date added:** Added 8 months ago

**Contingency:** Contingent - Continue to Show

**MLS ID:** 202525423

**List Office Name:** Howard Hanna Capital Inc

**List Agent Email:** timothysee@howardhanna.com **Days On Market:** 116

**Building Area Total:** 1312

**County:** Albany

**Living Area sqft:** 1312

**Lot Size Acres:** 0.26 acres

**Lot Size Dimensions:** 76x151x77x152

**Category:** Commercial Sale

**Type:** Mixed Use

**Status:** Pending

**Bathrooms:** 3 baths

**Year built:** 1950

**Zoning:** Mixed

---

## Directions

**Directions:** Sand Creek to Russell Rd (Colonie) or Exchange St to Russell Rd (Colonie)

---

## Building Details

**Construction Materials:** Brick **Basement:** Finished, Full, Heated, Interior Entry, Walk-Out Access

**Roof:** Asphalt

---

## Interior Features

**Floor Covering:** Carpet, Laminate **Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Solid Surface Counters

---

## Exterior Features



**Parking:** Detached, Heated Garage, Off Street, Paved, Workshop in Garage

**Lot Size Units:** Acres

**Lot Size Area:** 0.26

**Lot Features:** Road Frontage, Level, Landscaped

---

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Single Phase, 200+ Amp Service

**Other Equipment:**  
Negotiable

**Security Features:** Prewired, Fire Sprinkler System, Smoke Detector(s), Carbon Monoxide Detector(s), Closed Circuit Camera(s)

---

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,360.27

**Tax Block:** 1

**Tax Lot:** 2.000

**Tax Tract:** 53.16

---

## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

