



\$899,000

- Mixed Use
- Commercial Sale
- Pending

35 FULLER ROAD, COLONIE, NY 12205

<https://fallatigroup.com>

+/-16,632 SF mixed-use multi-tenant retail/office building on +/-1.79 acres. +/-65% occupied. Two parcels: 35 Fuller Rd & 10A Katherine St. Adjacent to brand new Stewart's Convenience Store. 3 minutes to UAlbany, 4 minutes to Colonie Center, 9 minutes to Albany International Airport. Easy Access to I-90. +/-45 vehicle on-site surface parking. Directly on Public bus route. 14,874 AADT. Town of Colonie COR zoning. Full Basement. Rubber roof replaced in 2019. Tremendous upside priced at only \$54 PSF.

Basics



Date added: Added 2 months ago
List Office Name: Carrow Real Estate Services LLC
List Agent Office Phone: 518-337-3705
Building Area Total: 16632
Living Area sqft: 16632
Lot Size Dimensions: 135'
Type: Mixed Use
Year built: 1968

MLS ID: 202422199
List Agent Email: rudy@carrowrealestate.com
Days On Market: 121
County: Albany
Lot Size Acres: 1.79 acres
Category: Commercial Sale
Status: Pending
Zoning: Mixed

Directions

Directions: 35 Fuller Road, Albany, NY 12205 Between Central Ave and Railroad Ave

Building Details

Construction Materials: Brick

Basement: Full

Interior Features

Heating: Ductless, Forced Air

Cooling: Central Air, Wall Unit(s)

Exterior Features

Parking: Paved

Lot Size Units: Acres

Lot Size Area: 1.79

Amenities & Features



Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$25,888

Tax Block: 3

Tax Lot: 24

Tax Tract: 42.17

