

5180 WESTERN TURNPIKE, GUILDERLAND, NY 12009

https://fallatigroup.com

Rare opportunity to own a versatile 4000+ sqft commercial building in Guilderland's LB zone. Currently home to Precision Golf Academy, featuring 6 Full Swing golf simulators, 2 putting sims, a lounge, and small gym—available for purchase separately. The building includes 4 half baths, a bar, an exterior wraparound covered deck, and 50+ parking spaces. Recent upgrades include LVP flooring throughout, renovated bathrooms, and all major mechanicals, including new AC splits. Zoned for a wide range of permitted uses including bakery, specialty food, retail, office, medical, fitness, café, barber, salon, florist, and more. Includes 24/7 security and is easy to show. Ideal for owner-operators or investors seeking flexible space in a high-traffic, accessible location.

- O haths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 7 months ago

List Office Name: Kellie Kieley Realty LLC

List Agent Office Phone: 518-225-0454

Building Area Total: 4484

Living Area sqft: 4484

Lot Size Dimensions: 1X1

Type: Mixed Use

Bathrooms: 0 baths

Zoning: Commercial

MLS ID: 202515507

List Agent Email: kkieley2@gmail.com

Days On Market: 203

County: Albany

Lot Size Acres: 0.85 acres

Category: Commercial Sale

Status: Active

Year built: 1975

Directions

Directions: Route 20 Guilderland, across from the Guilderland Town Hall.

Building Details

Construction Materials: Other **Patio & Porch:** Porch, Deck

Basement: Slab Roof: Rubber

Architectural Style: Office, Commercial

Interior Features

Floor Covering: Other Heating: Natural Gas

Cooling: Central Air **Interior Features:** High Speed Internet, Ceramic Tile Bath

Exterior Features

Parking: Off Street, Paved, Private Exterior Features: Lighting

Lot Size Units: Acres Lot Size Area: 0.85

Lot Features: Level



Amenities & Features

Sewer: Public Sewer Water: Public

Electric: Circuit Breakers HOA Amenities: None

Security Features: 24 Hour Security

Financial

Possession: At Closing **Tax Annual Amount:** \$16,046.39

Tax Block: 2 Tax Lot: 15.000

Tax Tract: 39.00

School Information

High School: Guilderland **High School District:** Guilderland

