



**\$849,900**

## **5180 WESTERN TURNPIKE, GUILDERLAND, NY 12009**

<https://fallatigroup.com>

- Mixed Use
- Commercial Sale
- Active

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.

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### **Basics**



**Date added:** Added 1 month 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

**Year built:** 1975

**MLS ID:** 202515507

**List Agent Email:** kkieley2@gmail.com

**Days On Market:** 2

**County:** Albany

**Lot Size Acres:** 0.85 acres

**Category:** Commercial Sale

**Status:** Active

**Zoning:** Commercial

## Directions

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

## Building Details

**Construction Materials:** Other

**Basement:** Slab

**Architectural Style:** Office, Commercial

**Patio & Porch:** Porch, Deck

**Roof:** Rubber

## 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

**Lot Size Units:** Acres

**Lot Features:** Level

**Exterior Features:** Lighting

**Lot Size Area:** 0.85



# Amenities & Features

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

**Security Features:** 24 Hour Security

**Water:** Public

**HOA Amenities:** None

# Financial

**Possession:** At Closing

**Tax Block:** 2

**Tax Tract:** 39.00

**Tax Annual Amount:** \$16,046.39

**Tax Lot:** 15.000

# School Information

**High School:** Guilderland

**High School District:** Guilderland

