



\$699,900

5180 WESTERN TURNPIKE, GUILDERLAND, NY 12009

<https://fallatigroup.com>

- 0 baths
- Mixed Use
- Commercial Sale
- Pending

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.

Basics



Date added: Added 1 year ago

MLS ID: 202515507

List Agent Email: kkieley2@gmail.com

Days On Market: 329

County: Albany

Lot Size Acres: 0.85 acres

Category: Commercial Sale

Status: Pending

Year built: 1975

Contingency: Contingent - Continue to Show

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

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

