



\$550,000

- 0 baths
- Mixed Use
- Commercial Sale
- Active

<https://fallatigroup.com>

An outstanding opportunity to secure nearly one acre (0.98 acres) in a highly desirable C-1 Commercial zone along one of Clifton Park's busiest corridors. This site offers a rare combination of dual road frontage—approximately 181.5 feet on Route 146 and 167.2 feet on Plant Road—delivering unmatched visibility, access, and flexibility for future development. With a traffic count of approximately 14,000 vehicles per day, this high-exposure location places your business directly in the path of constant activity. Situated just two minutes from I-87 and immediately adjacent to a high-traffic Stewart's gas station, the property benefits from strong neighboring draw and built-in customer flow. Public water and public sewer are available, and the parcel is truly development-ready. Zoned C-1, the site allows for a [...]

## Basics



**Date added:** Added 2 months ago

**List Office Name:** KW Platform

**List Agent Office Phone:** 518-281-6808

**Lot Size Acres:** 0.98 acres

**Category:** Commercial Sale

**Status:** Active

**Zoning:** Commercial

**MLS ID:** 202611089

**List Agent Email:** scottvarley@kw.com

**Days On Market:** 8

**Lot Size Dimensions:** 181x224

**Type:** Mixed Use

**Bathrooms:** 0 baths

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## Directions

**Directions:** I-87 N to exit 9 east on 146, next to Stewart's.

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## Building Details

**Construction Materials:** Vinyl Siding

**Roof:** Asphalt

**Attached Garage:** 1

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## Interior Features

**Floor Covering:** Wood

**Cooling:** None

**Heating:** Baseboard, Hot Water

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## Exterior Features

**Parking:** Attached, Garage Door Opener, Off Street, Private

**Lot Size Area:** 0.98

**Lot Size Units:** Acres

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



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$10,051.16

**Tax Lot:** 5

**Special Listing Conditions:** Estate

**Tax Block:** 3

**Tax Tract:** 272.03

