



\$759,800

<https://fallatigroup.com>

PRIME Latham location and low Colonie taxes! Nearly 2000 sq ft of mixed use space centrally located near the intersection of Loudon Rd (Rte. 9) and Watervliet Shaker Rd (Rte. 155) in the heart of Latham's commercial district. Completely revamped interior space with ample parking and high vis road frontage. Pride of ownership evident throughout entire building. Owner occupied, with lone tenant lease expiring in July. Contact LA 1 for showing info. Serious inquiries only. Do not disturb the businesses. Showings are by appt. ONLY! Photos from 2024 but reflect current condition.

- 1 bath
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 2 days ago
List Office Name: Gucciardo Real Estate LLC
List Agent Office Phone: 518-441-8225
Living Area sqft: 1930
Lot Size Dimensions: 211x51x223x52
Type: Mixed Use
Bathrooms: 1 bath
Zoning: Commercial

MLS ID: 202614500
List Agent Email: dgrebert@gmail.com
Building Area Total: 1930
Lot Size Acres: 0.25 acres
Category: Commercial Sale
Status: Active
Year built: 1950

Directions

Directions: New Loudon Rd. (Rte. 9) just North of Watervliet Shaker Rd (Rte. 155).

Building Details

Construction Materials: Block
Architectural Style: Office, Commercial

Basement: Unfinished

Interior Features

Heating: Forced Air, Natural Gas

Cooling: None

Exterior Features

Parking: Paved
Lot Size Area: 0.25

Lot Size Units: Acres

Amenities & Features



Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$5,234.95

Tax Block: 2

Tax Lot: 17.000

Tax Tract: 31.06

School Information

High School: Shaker HS

High School District: North Colonie (including Maplewood)

