



\$1,200,000

<https://fallatigroup.com>

Prime commercial (C1 zoning) opportunity located in the highly desirable industrial district of Clifton Park. Positioned just minutes from the busy town center, this property offers outstanding visibility, easy access, and tremendous potential for a wide range of uses. Zoned to accommodate industrial, automotive sales and repair, medical, retail, sporting, or fitness operations, the flexibility here makes it an ideal fit for a variety of business needs. The existing 3,700+ square foot building includes an overhead door and ample space for parking, making it well-suited for storage, production, or future customization. With public sewer is directly out front of the building and water just two lots down, the property also presents strong potential for future expansion or development. Whether you're looking to [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 2 months ago
List Office Name: eXp Realty
List Agent Office Phone: 631-708-5249
Building Area Total: 3780
Lot Size Acres: 3.12 acres
Category: Commercial Sale
Status: Active
Year built: 1968

MLS ID: 202615787
List Agent Email: wayne.hartard@exprealty.com
Days On Market: 5
Living Area sqft: 3780
Lot Size Dimensions: 304.4
Type: Mixed Use
Bathrooms: 0 baths
Zoning: Commercial

Directions

Directions: NY-146

Building Details

Construction Materials: Metal Siding, Steel Beam

Basement: Slab

Roof: Metal

Architectural Style: Office, Multiple Dwelling Unit, Commercial, Traditional

Doors: Atrium Door

Interior Features

Floor Covering: Concrete

Heating: Electric, Propane Tank Leased

Cooling: Central Air

Exterior Features



Parking: Paved

Lot Size Units: Acres

Lot Features: Road Frontage, Level, Cleared

Exterior Features: Other

Lot Size Area: 3.12

Amenities & Features

Sewer: Septic Tank

Water: Well

Financial

Tax Annual Amount: \$6,603.71

Tax Lot: 30.002

Tax Block: 2

Tax Tract: 267.00

School Information

High School District: Mechanicville

