



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Keller Williams Capital Dist

## **MLS# - 202329101 - Price: \$329,900**

104 Sand Creek Road, Albany, NY

**Description:** STOP PAYING RENT. TAKE YOUR BUSINESS TO A NEW LEVEL! RARE OPPORTUNITY TO OWN THIS COMMERCIAL PROPERTY IN DESIRED COLONIE LOCATION! TWO BUILDINGS ON ONE PARCEL. 1.5 ACRE LOT. PLENTY OF PARKING ON THE PAVED DRIVEWAY. COMPLETELY RENOVATED FRONT OFFICE BUILDING WITH ALL NEW FLOORING, SHEETROCK, PAINTED WALLS & NEW BATH. REAR EXIT DOOR CONNECTS TO A STORAGE SHED AND (EST)40FTX25FT GARAGE SPACE WITH A COMMERCIAL OVERHEAD DOOR . INCLDS WORKSHOP BENCH. OIL HEAT FOR BOTH SPACES. NCOR ZONING. UNLIMITED BUSINESS POSSIBILITIES IN THIS MIX-USE SPACE--GREAT FOR SPACE FOR CONTRACTORS, LANDSCAPER, SALON OWNER, PET GROOMERS, FLORISTS, CARPENTERS! A MUST SEE!

**Acres:** 1.5

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office,  
Commercial

**Exterior Features:** Lighting

**Parking Spaces:** 10

**Above Ground Square  
Feet:** 1728

**School District:** South Colonie

**Sewer:** Public Sewer

**Basement:** None

**County:** Albany

**Zoning:** Commercial

**Town:** Colonie

**Estimated Taxes:** \$4,044

**Heat:** Oil

**Exterior:** Metal Siding, Vinyl  
Siding

**Cooling:** None



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