



Your Lake George Real Estate Experts!

Davies Davies & Associates
P.O. Box 201, Cleverdale, NY 12820
P: (518) 656-9068 F: (518) 656-9087
www.davies-davies.com



Listing courtesy of: Hanna Commercial

MLS# - 202413956 - Price: \$17

471 Albany Shaker Road, Loudonville, NY

Description: Imagine your client using an elevator to enter your beautiful office space on the second floor of a commercial building located at the corner of Albany Shaker Road and Osborne Road. 3,000 SF includes large reception area, 2 conference rooms, 11 private offices, open area for cubicles, kitchenette and 2 private bathrooms. This is a sublease and landlord is willing to negotiate a new lease. Modified Gross rent Tenant pays gas, electric, water sewer, garbage collection, telephone, internet and janitorials. Allowed uses professional office, medical, personal cares services, artisan studio/shop, retail business, preschool or Adult Day Care, and place of worship.

Acres: 1.7

School District: South Colonie

Sewer: Public Sewer

Basement: None

Cooling: Central Air

Interior Features: Elevator

Above Ground Square Feet: 21727

Estimated Taxes: \$55,361

Heat: Forced Air, Natural Gas

Exterior: Vinyl Siding

Parking Spaces: 50

Town: Colonie

Water: Public

Property Style: Office

County: Albany

Zoning: Commercial



Jane O. Callahan

NYS Licensed Salesperson-
Rentals

(518) 656-9758

jane@daviesrealty.net

Availability

June 2024							July 2024							August 2024							September 2024										
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa				
						1		1	2	3	4	5	6					1	2	3					1	2	3	4	5	6	7
2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10	8	9	10	11	12	13	14				
9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17	15	16	17	18	19	20	21				
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24	22	23	24	25	26	27	28				
23	24	25	26	27	28	29	28	29	30					25	26	27	28	29	30	31					29	30					
30	31																														

= Taken Date

