



*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](http://www.davies-davies.com)



©2024 Global MLS

Listing courtesy of: Tech Valley Realty Group LLC

**MLS# - 202414753 - Price: \$199,900**

285 Old Niskayuna Road, Latham, NY

**Description:** Airport Business Area in COLONIE! under \$200,000 Commercial 1st Floor and 2nd floor 3 BR apartment Northway (Rte 87) at exit 5 Over 7,000 vehicles pass daily Zoned Commercial/Office/Residential/Mixed This is the site of the former JOAN'S CAKE CHATEAU. 1st Floor is the former bakery a half bath and an over-sized garage for storage. 2nd Floor is a large 3 bedroom apartment with laundry. Many possibilities exist ~ including professional office space & retail, catering/bakery/deli/Pizza, etc. Approximately 3000 square feet. There is plenty of parking and the visibility can't be beat!

**Acres:** 0.34

**Property Type:** Commercial

**Sewer:** Septic Tank, Unknown

**Basement:** Partial

**Cooling:** Window Unit(s), Other

**Above Ground Square Feet:** 2972

**Estimated Taxes:** \$9,313

**Heat:** Hot Water, Natural Gas

**Exterior:** Block, Vinyl Siding

**Parking Spaces:** 20

**Town:** Colonie

**Water:** Public

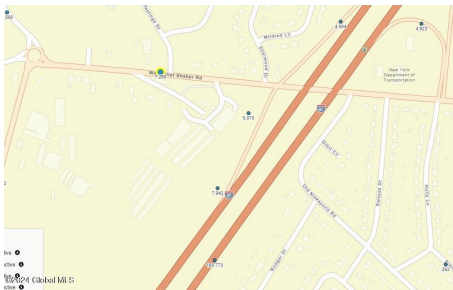
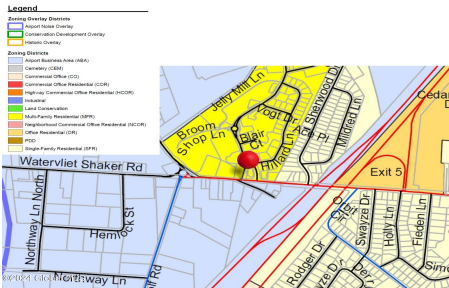
**Property Style:** Office, Commercial

**County:** Albany

**Zoning:** Mixed



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS,SRS,C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)



	2022	2021	2020
AADT	7,260	7,528	7,652
AADT (E)	3,860	4,003	3,678
AADT (W)	3,400	3,525	3,974
Single Unit AADT	458	475	487
Combo Unit AADT	232	241	162
Truck %	10%	10%	8%
DHV	675	700	735
DDHV	423	439	510
Stat Type	Estimated	Actual	Estimated
Speed 85th Percentile	41 mph	41 mph	40 mph

