



Your Lake George Real Estate Experts!

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Listing courtesy of: Hanna Commercial

MLS# - 202623511 - Price: \$845,000
1147 Troy-schenectady Road, Latham, NY

Description: Rare high-visibility mixed-use opportunity on one of the Capital Region's busiest corridors! This 3,120+ SF commercial/office/residential building sits on 0.47 acres fronting Troy-Schenectady Rd. (NY-7), with 33,000-36,000+ vehicles passing daily. Prime western Latham position- minutes from the Albany International Airport, Northway (I-87) Exit 6, I-90 and the Route 9 retail corridor. Flexible configuration suits owner-users, professional/medical offices, retail or investors seeking a stabilized asset in a supply-constrained, high-income submarket (143K+ median household income within 1 mile; --28,000 residents within 3). Outstanding signage, exposure and access. Recent corridor sales support strong value. A well-positioned Latham asset- Schedule your private tour today!

Property Features

Acres: 0.47

Town: Colonie

Estimated Taxes: \$14,236

Sewer: Public Sewer

Exterior: Vinyl Siding

Cooling: Central Air

Zoning: Commercial

Above Ground Square Feet: 3120

Property Type: Commercial

Water: Public

Heat: Natural Gas

County: Albany

Parking Spaces: 20

Units: 3120



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