

Medical Office | For Lease or Sale
1545-1547 Columbia Turnpike, Schodack, NY 12033

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

Medical Facility with Mohs Surgical Center

Facility with a well established and respected ±17,012 SF medical and surgical skincare facility available for sale or lease. While the practice is thriving, they don't need the entire building, so it can accommodate another tenant, or the practice can relocate if a user needs the entire building.

- + **Ideal for** 1 to 4 practices
- + **Building size:** ±17,012 SF
- + **Portico** for patient drop-off and pick-up
- + **Location Details:**
 - Building is on a corner lot and at a traffic light
 - ±0.5 mi to I-90 Exit 10
 - Located on Miller Road and Route 20
- + **Layout Details:**
 - Surgical suite with 5 procedures rooms
 - Mohs Surgery Center with an on-site lab
 - Diagnostic Imaging room for Dermatology
 - Practice area includes
 - 16 exam rooms
 - Large procedure room
 - Separate Lab
 - 8 offices

For Lease: \$30,735/month + utilities and janitorial
For Sale: \$2,200,000 (FF&E can be negotiated)

Contact Us

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[Click HERE to View Property](#)



CBRE Upstate NY

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1545-1547 Columbia Turnpike

Schodack | New York 12033

For Lease or Sale

Medical Building Available

Ideal for a growing practice or a forward-thinking buyer looking to change the landscape of the facility

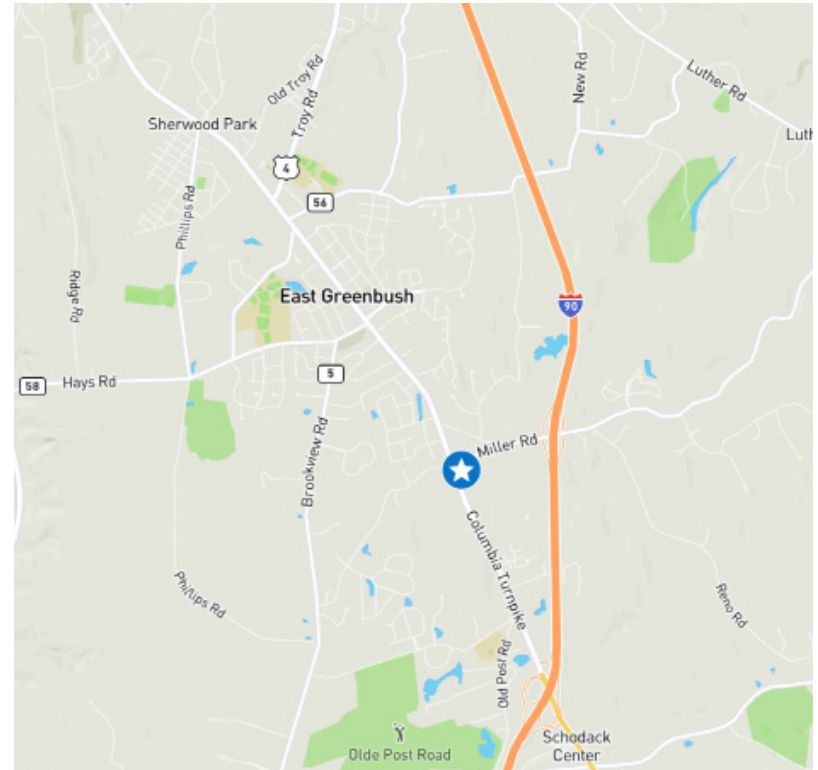
- + **Parking:** ±87 spaces
- + **Acres:** ±4.85
- + **Egress:** multiple exits
- + Building is **ADA compliant**
- + **Mohs surgical center** is separately positioned but directly connected to the main dermatology clinic and Mohs lab, allowing for a circular flow throughout the facility.
- + **Specialties needed** in this community include: Mental Health, Urgent Care, OBGYN/Women's Health, Physical Therapy & Rehab, Chronic Disease Management.

Parcel info

Tax ID	178.-12-1.21
2025 Assessment	\$1,418,000
Equalization Rate	65%
2025 General Tax	\$17,949.08
2024/2025 School Tax	\$33,913.27
Combined Tax	\$51,862.35
Zoning	HC - Highway Commercial
Utilities	Municipal water and private septic

Directions

- + [Southeast corner of Columbia Tpke \(Routes 9 & 20\) and Miller Road. Building is 1/2 mile west of I-90 Exit 10](#)



Nearby Hospitals (distance from 1547 Columbia Tpke)

Albany Medical Center - ±7.7 miles
St. Peter's Hospital - ±10.5 miles
Albany Memorial Hospital - ±9 miles
Samaritan Hospital - ±14.8 miles

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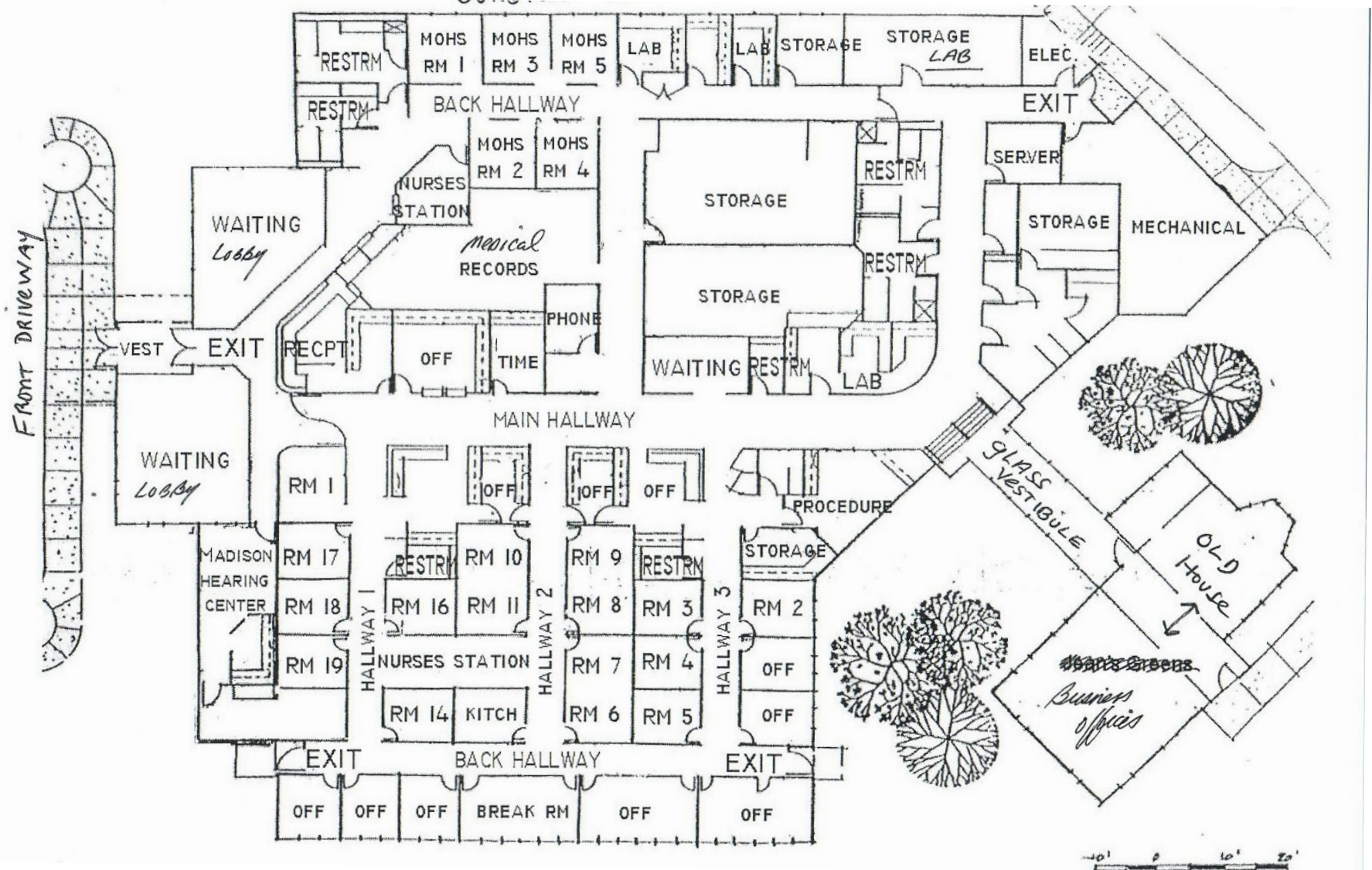
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DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2024 Population	13,634	30,601	235,398
Median HH Income	\$102,301	\$100,798	\$81,616
2024 Daytime Population	12,079	28,767	270,040



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