

Commercial Sale Active
MLS# 20244034

834-840 Duanesburg Road
Rotterdam, NY 12306
County: Out of County

\$3,500,000
Public Report



Number Of Units Total:	0	Sub-Type:	Industrial
Building Area Total:	2,890	Township:	Other
Year Built:	1940	Town (Taxable):	Other
		911 Address:	
		Lot Size Acres:	10
		Lot Size Dimensions:	Irregular
		Zoning:	COM
		Zoning Description:	COM

Public Remarks: Great investment opportunity on the outskirts of Albany. Two parcels (ID 57.7-1-5.1 and 57.7-1-5.2), located on route 7 (Duanesburg Road) and surrounded by I-90 & I-88 in Rotterdam. Excellent exposure and close to everything you would need to start or grow a business of any type. NYS Department of Transportation traffic counts are 42,447 on I-90, 19,163 on I-88 and 12,555 on route 7. For a total of 74,165 vehicles per day. Easy access. Take a look and give your business the best opportunity to flourish.

Status Change Timestamp:	10/02/2024
Original List Price:	\$2,850,000
List Price:	\$3,500,000

School District: Other
List Price/SqFt: \$1,211.07

Tax Annual Amount: \$14,196
General Tax: \$3,542
School Tax: \$10,654
Tax Assessed Value: \$275,000

Parcel Number: 57.7-1-5.2
Tax Block: 1
Tax Lot: 5.2

Book Information: Liber/Book: 1; Page: 1; Section: 57.7

Sewer: Septic Tank

William Carey License:10401342998

Win Morrison Realty
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SBL



57.7-1-5.2

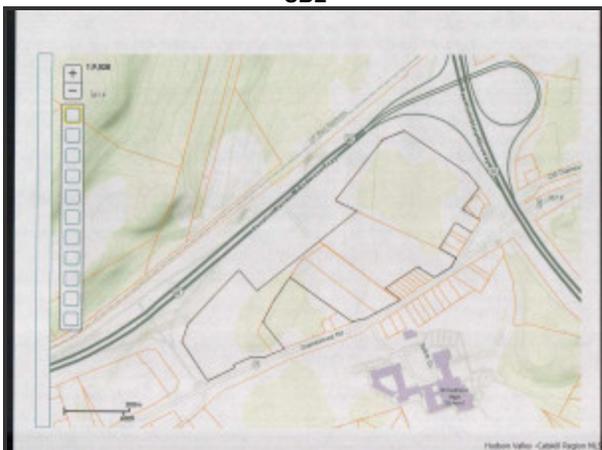
Google



Earth

Photo 4

SBL



Entire Site

Photo 5

Photo 6

