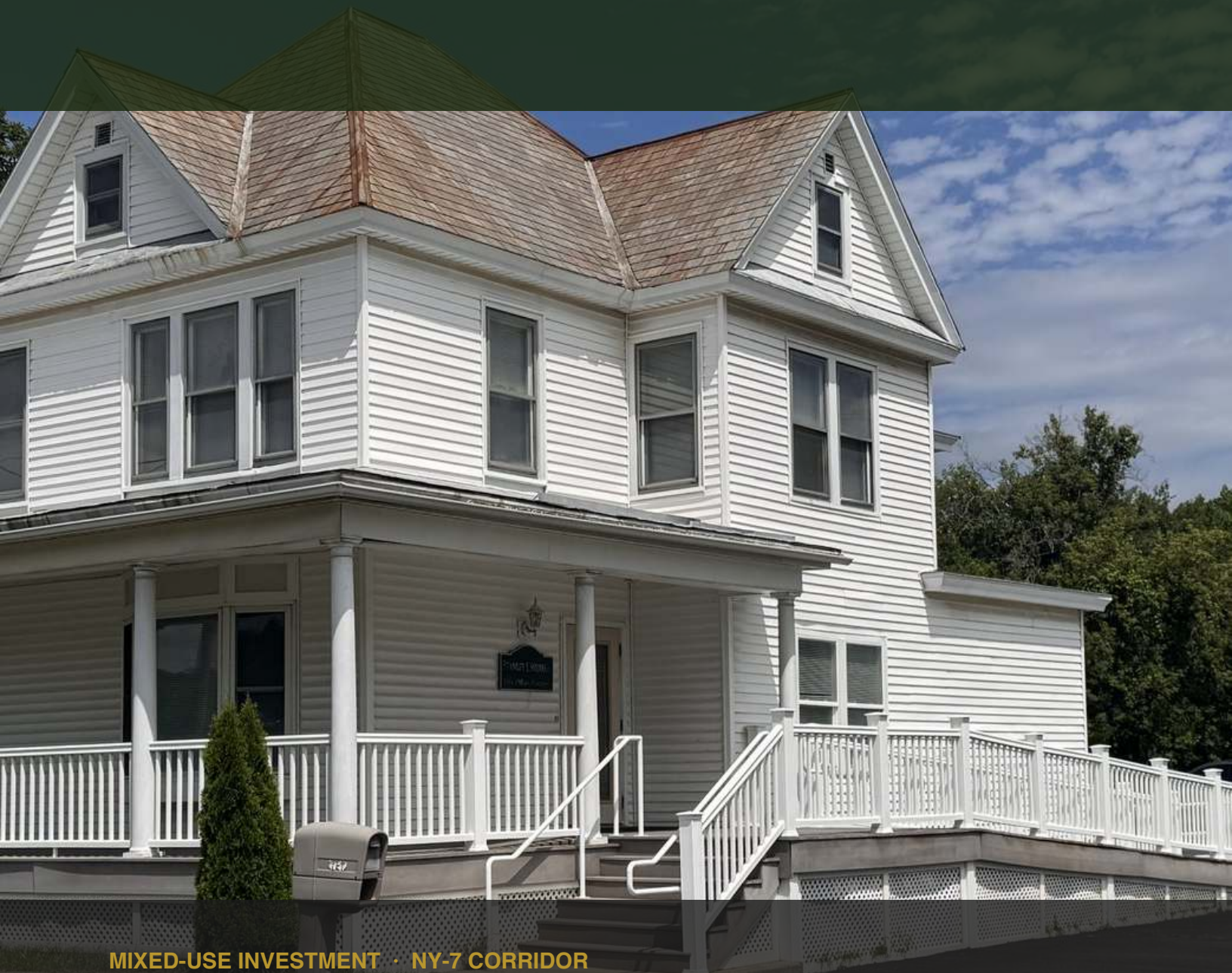


**HANNA COMMERCIAL REAL ESTATE**  
THE SABATINO TEAM

**OFFERING MEMORANDUM**  
EXCLUSIVELY LISTED FOR SALE



**MIXED-USE INVESTMENT · NY-7 CORRIDOR**

# 1147 Troy-Schenectady Rd

Latham, New York 12110

OFFERED AT

**\$845,000**

**3,120**  
SF BUILDING

**0.47 AC**  
LOT / 20 SPACES

**2007**  
RENOVATED

# The Opportunity

## EXECUTIVE SUMMARY

The Sabatino Team is pleased to present 1147 Troy-Schenectady Road, a turnkey mixed-use building positioned directly on NY-7 in western Latham — one of the Capital Region's highest-traffic commercial corridors. The 3,120± SF property pairs a fully built-out, move-in-ready professional office on the main level with a private second-floor residential apartment, delivering a rare live/work or owner-user plus income opportunity on a supply-constrained stretch of the Route 7 / Route 9 trade area.

Extensively updated and thoughtfully maintained, the building offers a welcoming reception area, private offices, a large conference room, a full break room, ADA-accessible restroom, and a ramped, code-compliant entrance — all sitting on a paved 20-space lot with outstanding signage and exposure to 33,000–36,000+ vehicles per day. Minutes from Albany International Airport and I-87 (Northway) Exit 6, it is ideally suited to owner-users, professional and medical/dental practices, or investors seeking a stabilized suburban asset.

### Signalized Corridor Exposure

Direct NY-7 frontage with 33,000–36,000+ vehicles per day and prominent monument/building signage.

### Turnkey & Move-In Ready

Fully built-out professional office — reception, private offices, conference room, break room, ADA restroom.

### Live/Work Upside

Second-floor residential apartment with full kitchen and bath — owner-occupy, house staff, or rent for income.

### Flexible Commercial Zoning

Approved for office/retail, medical/dental, professional service, house of worship and more.

### Location, Location

Minutes to Albany Int'l Airport, I-87 Exit 6, I-90 and the Route 9 retail corridor in an affluent submarket.

### Owner-User Economics

Own your occupancy cost, build equity, and offset carry with the residential unit — hard to replicate at this basis.

# Property Details

## BUILDING & SITE SPECIFICATIONS



AERIAL — NY-7 FRONTAGE & 20-SPACE LOT

**MLS NUMBER** 202623511 (Global MLS)

**PROPERTY TYPE** Mixed Use (Office / Residential)

**BUILDING SIZE** 3,120± SF

**STORIES** 2

**LOT SIZE** 0.47 AC / 20,473 SF

**PARKING** 20 spaces, paved (ADA)

**YEAR BUILT / EST.** 1950 / renovated 2007

**ZONING** Commercial

**PARCEL ID** 012689 (Tax 8.03 / Blk 1 / Lot 28)

**MUNICIPALITY** Town of Colonie, Albany County

**CONSTRUCTION** Vinyl siding / shingle roof

**HEATING / COOLING** Natural gas / central air

**ELECTRIC** 200+ amp service

**WATER / SEWER** Public water / public sewer

**ANNUAL TAXES** \$14,235.77

**PRICE / SF** \$270.83

### PERMITTED / POSSIBLE USES

Business · Office / Retail · Medical / Dental · Professional Service · House of Worship · Mixed Use

# Location & Market

## WESTERN LATHAM — NY-7 CORRIDOR

1147 Troy-Schenectady Road occupies a commanding position on NY-7 in western Latham, minutes from Albany International Airport and the I-87 (Northway) Exit 6 interchange. The corridor blends national retail, professional offices, hospitality and dense residential rooftops, feeding one of the Capital Region's most active and affluent suburban trade areas. Recent corridor sales support strong underlying value.

**33K–36K+**

**VEHICLES / DAY**  
on NY-7 frontage

**\$143K+**

**MEDIAN HH INCOME**  
within 1 mile

**< 5 MIN**

**TO AIRPORT & I-87**  
Exit 6 / I-90 access

**20**

**PARKING SPACES**  
paved, on-site

### Connectivity

- Direct frontage on NY-7 (Troy-Schenectady Rd)
- ~1 mile to I-87 (Northway) Exit 6
- Minutes to I-90 and the Route 9 retail corridor
- Adjacent to Albany International Airport
- Dense mix of retail, office & residential nearby

### Why It Works

- Supply-constrained, high-income submarket
- Turnkey office lowers tenant-improvement cost
- Residential unit offsets ownership carry
- Flexible zoning widens the buyer pool
- Signage & exposure hard to replicate at this basis

# Property Gallery

INTERIOR & EXTERIOR



WRAPAROUND PORCH & SIDE ELEVATION



ADA-RAMPED ENTRY & PARKING



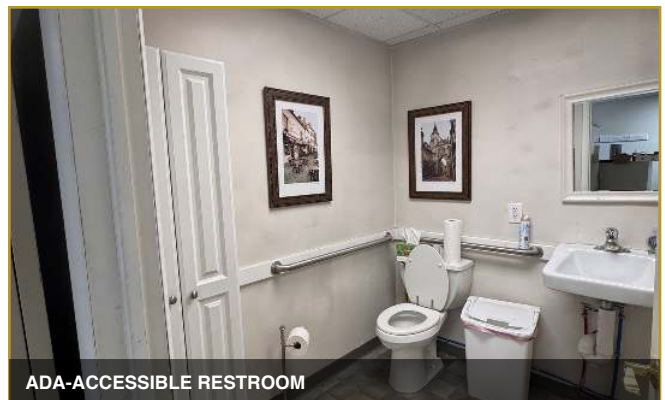
RECEPTION / WAITING AREA



CONFERENCE ROOM



BREAK ROOM / KITCHENETTE



ADA-ACCESSIBLE RESTROOM

# Live / Work Upside

## SECOND-FLOOR RESIDENTIAL APARTMENT

A key differentiator: the private second-floor apartment. With a full kitchen (stainless appliances), full bath, and comfortable living space, the unit lets an owner-user live above the practice, house key staff, or generate rental income to offset ownership costs — flexibility few Route 7 assets can match.



APARTMENT KITCHEN



APARTMENT BATH

## Who This Property Fits

### Owner-Users

Attorneys, accountants, insurance, wealth & professional-service firms wanting a signature NY-7 address.

### Medical / Dental

Clean, ADA-accessible layout ready for practitioners seeking visibility and easy patient parking.

### Investors

Stabilized suburban asset in a supply-constrained, high-income submarket with live/work optionality.

# Let's Get This Sold.

EXCLUSIVELY LISTED BY THE SABATINO TEAM

For a private tour, financials, or to submit an offer on 1147 Troy-Schenectady Road, contact us directly. We look forward to working with you.

## Philip Sabatino

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## Confidentiality & Disclaimer

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