

**OFFERED FOR SALE**

# Medical / Professional Office Building

930 Albany Shaker Road Latham, NY 12110

22,338 SQ/FT

Great for Owner/User or Investor

79% Leased

\$1,900,00



399 Albany Shaker Road Loudonville, NY 12211  
(518) 694-9190 x 102 [mjc@crisafulliassociates.com](mailto:mjc@crisafulliassociates.com)



### **Summary:**

The property consists of a single story 22,383 SF multi tenanted office/medical office in Latham, NY on 2.6 acres. The building is located just 2 miles from the Albany International Airport and convenient to major highways. The building features nine in place tenants, one vacant office space and roughly 700 SF of warehouse space with a 12' x 14' overhead door. Professional management company will stay in place if need be.

### **The Building:**

The original building was built in 1985 with a 9,700 Sf addition added in 2006. The common area hallways were renovated in 2018. New parking lot (complete mill and fill) 2019, new pylon road sign 2020. Two new Carrier roof top units in 2021 and two new Carrier rooftop units in 2022.

**Acreage:** 2.6 acres

**Construction:** Masonry (all Brick Façade)

**Roof:** Rubber

**HVAC:** The building is serviced by gas fired RTU's for heat and cooling.

**Fire Sprinklers:** None

**Fire and Security Alarm:** None

**Building Access:** Key Fob System

**Sewer/Water:** Municipal water and sewer

**Gas/Electric:** Two services/meters for gas and two for electric. Services provided by National Grid

**Parking Area:** 86 private parking spaces (New parking lot 2019)

**LED Lighting:** All interior and exterior lights in the building were changed to LED in 2017

**Municipality:** Town of Colonie

**Zoning:** Commercial Office

# Key Plan



