

Commercial Sale
MLS# 202501038
601 Columbia Street Ext
Cohoes, NY 12047
County: Albany

Building Area
Total: 7,500
Lot Size Square
Feet: 130,680

Year Built: 1987
Stories: 1

\$890,000

Property Sub
Type:
Industrial

Zoning: cor

Active
DOM: 14



Parcel Number: 012689 19.2-1-45
Lot Size Square Feet: 130,680
Lot Size Acres: 3
Business Name: n/a

Public Remarks: Well-positioned office and warehouse building on a 3-acre site with abundant parking. The property offers a functional mix of professional office space and high-clearance warehouse/storage areas, designed to accommodate a variety of business operations. Excellent location just minutes from I-87 and major regional routes, providing convenient access to the Capital District and beyond. The expansive lot allows for easy truck access, outdoor storage, and future expansion potential.

Private Remarks: Call listing agent need at least 24 hours notice for all showings

Directions: Route 9 to Columbia

Showing Information and Requirements

Key: Showing Requirements: 24 Hour Notice; Call Listing Agent; No Sign
Sign: Confidentiality Agreement Included:

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Owner Name: Pompa # Loading Dock: 1 Loading Dock Description: truck Current Use: Office/Warehouse Possible Use: Office Plus; Office/Warehouse; Retail Parking Y/N: Parking Total: 22 Parking Features: Parking Total: 22	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>7,500</td> <td>7,500</td> <td>14</td> </tr> <tr> <td>Office:</td> <td></td> <td>3,000</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>4,500</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table> Roof: Asphalt Sewer: Public Sewer Water Source: Public		Total SqFt	Avail SqFt	Ceilings	Building:	7,500	7,500	14	Office:		3,000		Warehouse:		4,500		Retail:		0		Business Name: n/a General Taxes: 15,500 General Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: \$15,812.71
	Total SqFt	Avail SqFt	Ceilings																			
Building:	7,500	7,500	14																			
Office:		3,000																				
Warehouse:		4,500																				
Retail:		0																				
Listing Office Information	Listing/Contract Information	Sale Information																				
Listing Office: Berkshire Hathaway Blake Commercial Services Office ID: o5045A +1 518-464-0870 Listing Member: Karen Zalewski-Wildzunas Member ID: 15177 kzw@bhhsblake.com 518-858-4719 Co-listing Office: Berkshire Hathaway Blake Commercial Services Office ID: o5045A +1 518-464-0870 Co-listing Member: Paul R Bowers Member ID: 10146 pbowers@bhhsblake.com 518-857-0568	Original List Price: \$890,000 Listing Contract Date: 09/16/2025 Expire Date: 09/30/2026 Broker Agent Compensation: 2 % Buyer Agency Compensation: 2 % Sub Agency Compensation: 0 % Parent/Child: None																					

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601 Columbia St Ext



601 Columbia St Ext-17



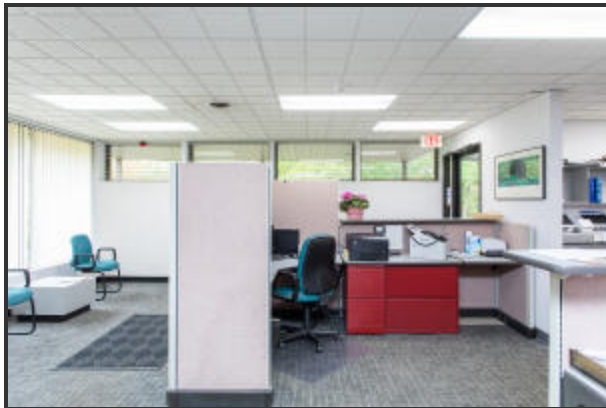
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601 Columbia St Ext-14



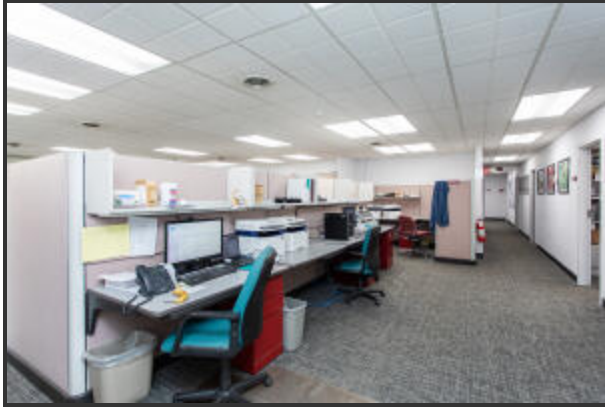
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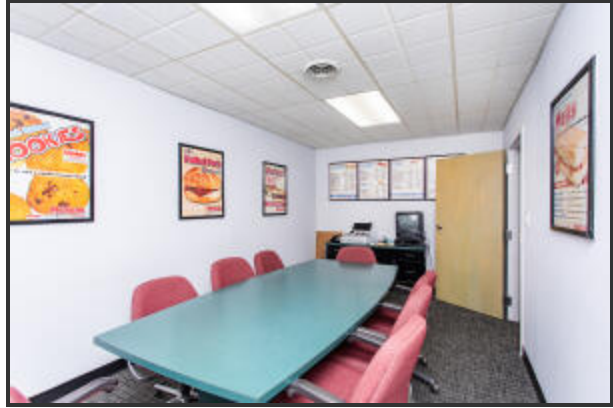
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601 Columbia St Ext-16



601 Columbia St Ext-2



601 Columbia St Ext



601 Columbia St Ext-12



601 Columbia St Ext-9



IMG_3228



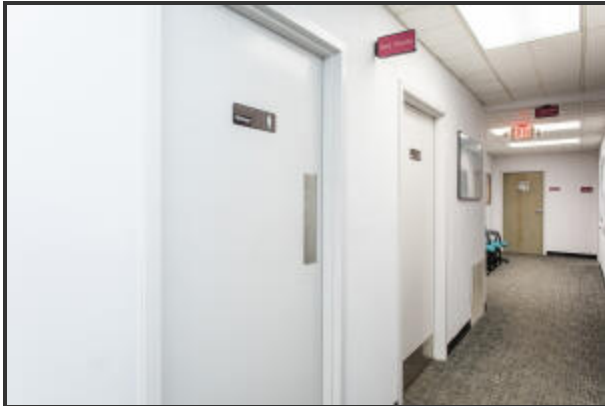
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601 Columbia St Ext-10



601 Columbia St Ext-11



601 Columbia St Ext-4



601 Columbia St Ext-3



IMG_3226



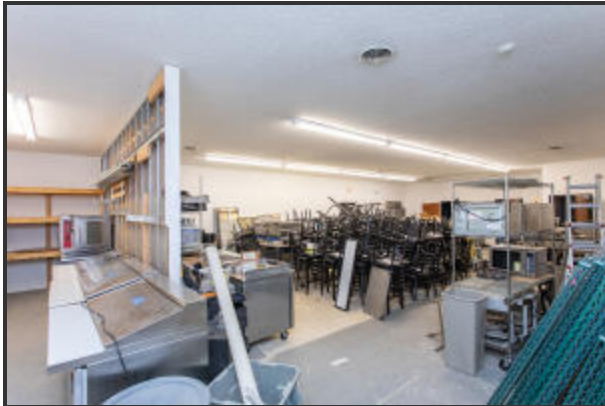
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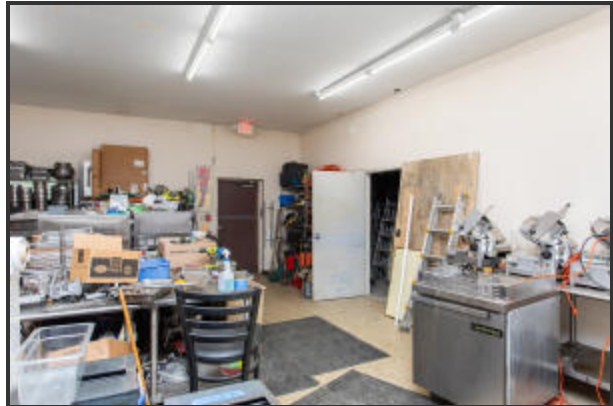
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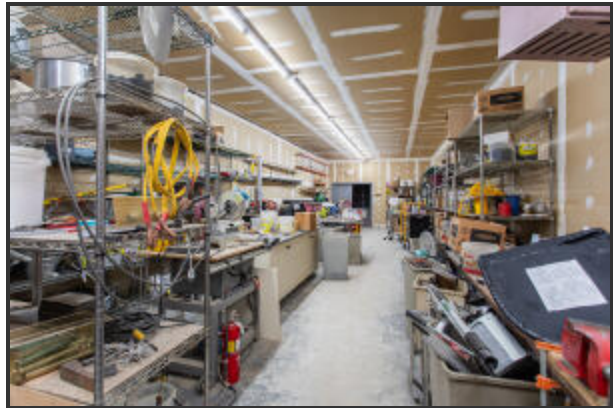
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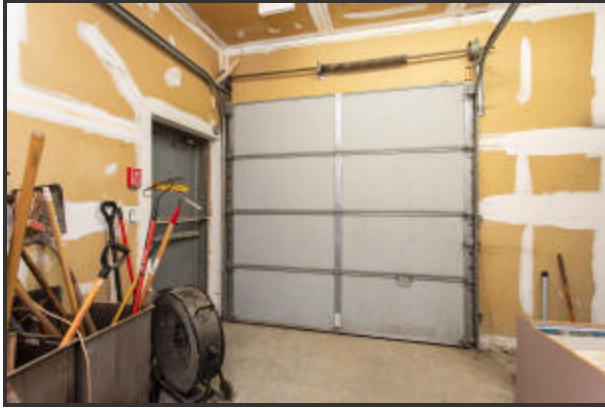
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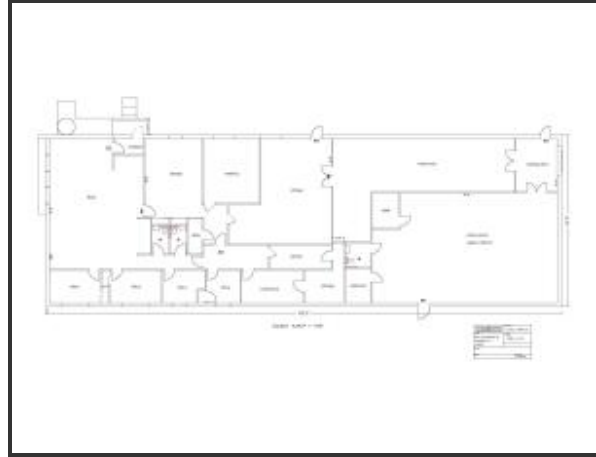
601 Columbia St Ext-5



601 Columbia St Ext-6



601 Columbia St Floorplan



601 Columbia St Ext-18



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