



ALBANY AREA

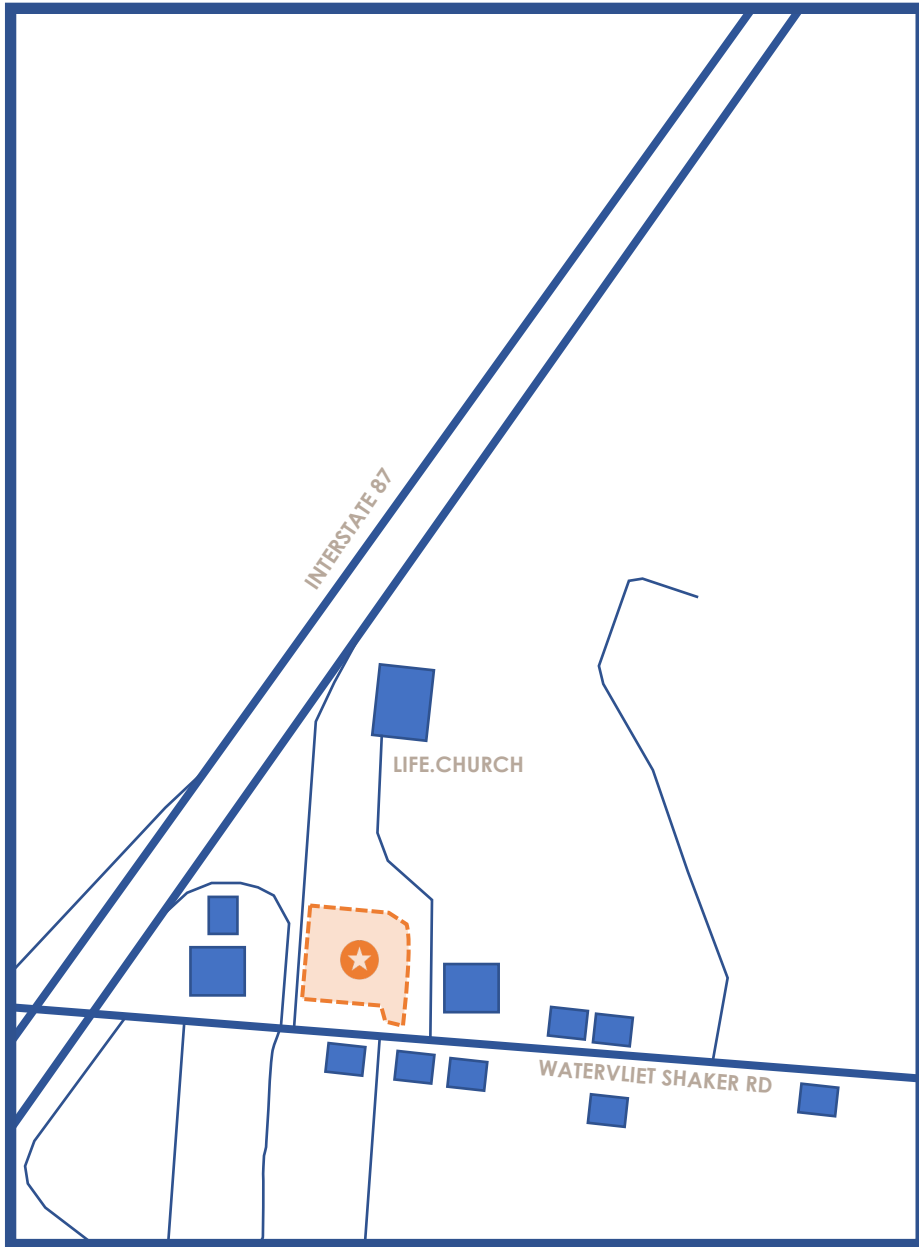
687 Watervliet Shaker Road

Land For Lease

2.75 Acres

Colonie, New York

Site Overview



Located on the corner of Watervliet Shaker Road and Interstate 87 in Latham, New York. Zoned Office Residential. The property has great interstate visibility and frontage on Watervliet Shaker Road, making the site ideal for value office or medical office space. A wide variety of uses including office/flex, medical, retail are desired and will compliment the surrounding neighbors.

2.75 Acres

Office | Retail | Flex | Medical

Office Residential

Watervliet Shaker Road and Interstate 87
Latham, New York

Site Aerials



Site Aerials



Site Aerials



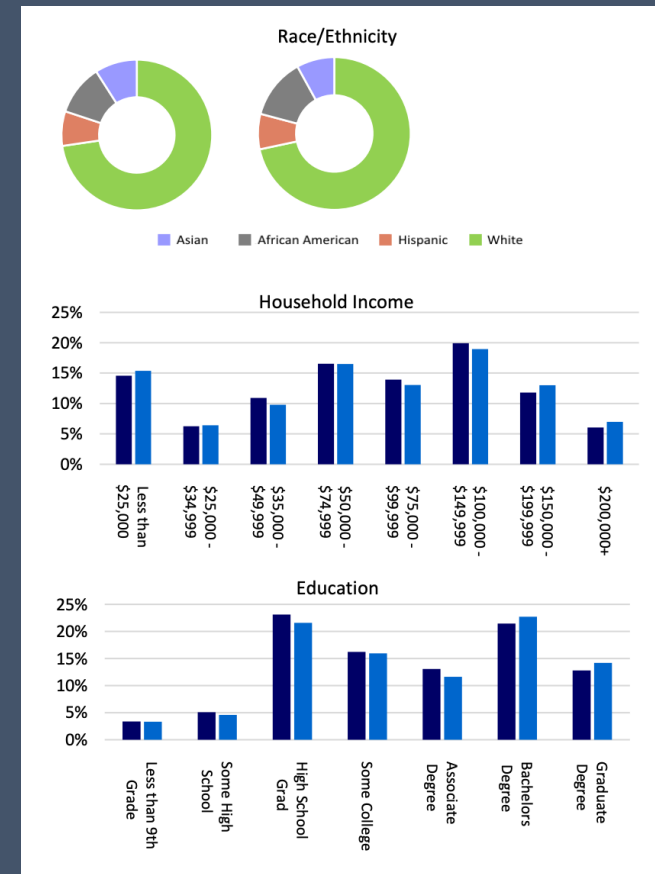
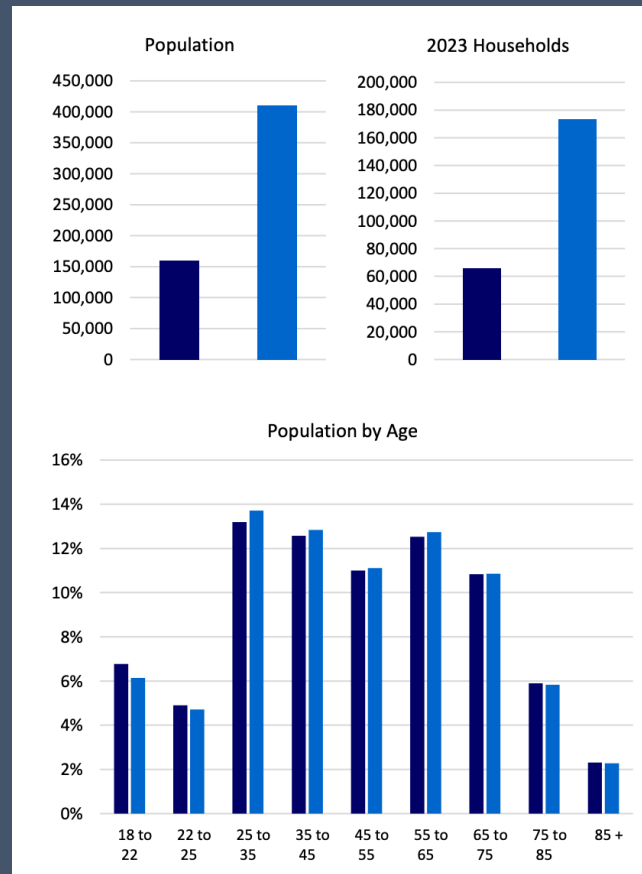
Demographics

Area Profile


 Population
159,932


 Average Household Income
\$99,463


 Average Age
37.7



Legend

- 5 Mile Radius
- 20 Minute Drive Time

Site Concept

ZONING TABLE		
ZONE: OR (OFFICE RESIDENTIAL)		
	REQUIRED (PER LOCAL LAW)	PROVIDED
MAX. BUILDING HEIGHT	40 FEET	40 FEET
LOT AREA MIN.	30,000 SF	161,310 SF (3.70 AC)
LOT WIDTH AND FRONTAGE	100 FEET	372 FEET
GREENSPACE COVERAGE	35%	44%
BASE COMMERCIAL DENSITY	18,000 SF/AC	7,278 SF/AC
FRONT SETBACK	20 FEET	20 FEET
SIDE SETBACK (EACH)	10 FEET	10 FEET
SIDE SETBACK BOTH	25 FEET	25 FEET
REAR SETBACK	15 FEET	15 FEET

PARKING TABLE	
SPACES REQUIRED	PROVIDED
MEDICAL BUILDING (1) SPACE PER 175 SF	154 (INCLUDES 6 ADA SPACES)
26,928/175 = 154 SPACES	

LANDSCAPED ISLANDS	
REQUIRED	PROVIDED
20 SF x 156 SPACES = 3,120 SF	3,430 SF

- W— EXISTING WATER
- G— EXISTING GAS
- SA— EXISTING SANITARY
- FM— EXISTING FORCEMAIN





ALBANY AREA

Looking for more info?

To request additional information on this property, or to submit an offer, [click here](#).