



Lot Size Square Feet: 60,984
Building Available SQFT: 7,700
Land Lease Y/N: No
Lot Size Acres: 1.4
Lot Size Dimensions: 326 x 277
Building Area Total: 7,700
Main Road Frontage: 329

Number Of Buildings: 2
Parking Y/N: Yes
Property Sub Type: Retail
Stories: 1
Waterfront Y/N: No
Year Built: 1975
Zoning: Commercial

Public Remarks: Prime commercial property in the heart of Eastern New York's retail hub (Albany). Two buildings on a single deed, situated on 1.4 acres. Features include a 5,500 SF retail space with 2 loading docks, and a 2,200 SF long-term restaurant/bar with a large deck. Located on busy Wolf Road with 26,000+ cars per day, surrounded by national restaurants, retail, and hotels. Ample parking for 60+ cars. Convenient access to all major highways and Albany International Airport.

Agent to Agent Remarks:

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Association Y/N: No Building Detail: Office Available SQFT: 200; Retail Total SQFT: 7,700; Warehouse Total SQFT: 0; Warehouse Available SQFT: 0; # Loading Dock: 2; Loading Dock Description: 10ft; At Grade Door #: 1 Basement: Slab Exterior Features: Lighting Flooring: Concrete; Tile Lot Features: Cleared; Level; Private; Road Frontage Parking Features: Parking Total: 60; Off Street; Paved; Private Patio And Porch Features: Patio High School: Colonie Central HS School District: South Colonie Security Features: Carbon Monoxide Detector(s); Fire Sprinkler System; Smoke Detector(s) Business Type: Retail	<table><tr><th></th><th>Total SqFt</th><th>Avail SqFt</th><th>Ceilings</th></tr><tr><td>Building:</td><td>7,700</td><td>7,700</td><td></td></tr><tr><td>Office:</td><td></td><td>200</td><td></td></tr><tr><td>Warehouse:</td><td>0</td><td>0</td><td></td></tr><tr><td>Retail:</td><td>7,700</td><td></td><td></td></tr></table> Construction Materials: Metal Siding; Steel Beam Architectural Style: Bar/Tavern/Lounge; Restaurant Heating: Forced Air; Natural Gas Cooling: Central Air Electric: 200+ Amp Service New Construction Y/N: No Roof: Metal; Shingle Sewer: Public Sewer Water Source: Public		Total SqFt	Avail SqFt	Ceilings	Building:	7,700	7,700		Office:		200		Warehouse:	0	0		Retail:	7,700			Parcel Number: 012689 30.4-1-10 County: Albany City/Municipality: Colonie Geo Lat: 42.72642 Geo Lon: -73.797233 Current Use: Retail Possible Use: Business; Garage; Mixed; Office; Office/Retail; Office/Warehouse; Restaurant; Retail; Tavern; Tavern Plus; Warehouse Owner Name: Schanz Regina M Tax Annual Amount: \$30,864.49 Tax Block: 1 Tax Lot: 10.000 Tax Section: 30.04 Total Taxes Description: Estimated General Taxes: \$10,104.69 General Taxes Description: Estimated School Taxes: \$20,759.80 School Taxes Description: Estimated
	Total SqFt	Avail SqFt	Ceilings																			
Building:	7,700	7,700																				
Office:		200																				
Warehouse:	0	0																				
Retail:	7,700																					
Listing Office Info	Listing/Contract Information	Sale Information																				
Listing Member: Charles Curto (22355) License #: 10301206236 Phone: 518-669-4356 Email: charlescurto@howardhanna.com Listing Office: Howard Hanna Capital Inc (o1057B) Office Phone: +1 518-489-1000 Fax: +1 518-489-3507 Co-listing Member: William Coons (3645) williamcoons@howardhanna.com 518-605-2442 Co-listing Office: Howard Hanna Capital Inc (o1057C)	Days On Market: 1 Depository: M&T Bank List Price/Acres: 1,353,571.43 List Price/SqFt: 246.1 Listing Agreement: Exclusive Right To Sell Special Listing Conditions: Standard Listing Contract Date: 09/28/2025 Expire Date: 09/28/2026 Original List Price: \$1,895,000	Status Change Date: 09/29/2025 Possession: At Closing																				
Showing Information																						
Owner Name: Schanz Regina M Showing Requirements: Agent to Accompany; Call Listing Agent; Occupied																						

Directions: on Wolf Rd. at exit 4 off I-87 (The Northway). Easy access to major highways and The Albany International Airport, just a short driveway. Nearby hotels: Crown Plaza, Desmond Hotel & Albany Marriott make it convenient for out of town clients & visitors.

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Commercial Sale
MLS# 202501080
240-242 Wolf Road
Colonie, NY 12205
County: Albany
City Region: Albany

Building Area
Total: 7,700
Lot Size Square
Feet: 60,984

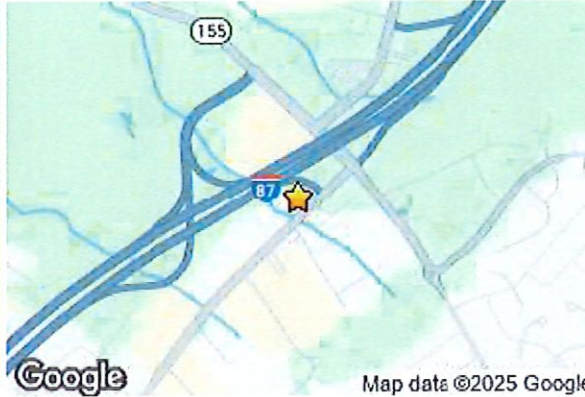
Year Built: 1975
Stories: 1

\$1,895,000

Property Sub
Type:
Retail

Zoning:
Commercial

Active
DOM: 1



Parcel Number: 012689 30.4-1-10
Lot Size Square Feet: 60,984
Lot Size Acres: 1.4
Frontage Length: 329

Public Remarks: Prime commercial property in the heart of Eastern New York's retail hub (Albany). Two buildings on a single deed, situated on 1.4 acres. Features include a 5,500 SF retail space with 2 loading docks, and a 2,200 SF long-term restaurant/bar with a large deck. Located on busy Wolf Road with 26,000+ cars per day, surrounded by national restaurants, retail, and hotels. Ample parking for 60+ cars. Convenient access to all major highways and Albany International Airport.

Private Remarks: Prime commercial property in the heart of Eastern New York's retail hub (Albany). Two buildings on a single deed, situated on 1.4 acres. Features include a 5,500 SF retail space with 2 loading docks, and a 2,200 SF long-term restaurant/bar with a large deck. Located on busy Wolf Road with 26,000+ cars per day, surrounded by national restaurants, retail, and hotels. Ample parking for 60+ cars. Convenient access to all major highways and Albany International Airport.

Directions: On Wolf Rd. at exit 4 off I-87 (The Northway). Easy access to major highways and The Albany International Airport, just a short driveway. Nearby hotels: Crown Plaza, Desmond Hotel & Albany Marriott make it convenient for out of town clients & visitors.

Showing Information and Requirements

Key:No
Sign: Showing Requirements: Appointment Only; Call Listing Agent; No Sign; Occupied
Confidentiality Agreement Included:

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Owner Name: Regina M Schanz # Loading Dock: 2 Loading Dock Description: 10 ft At Grade Door #: 1 Current Use: Retail Possible Use: Office; Office/Retail; Restaurant; Retail Parking Y/N: Yes Parking Total: 60 Parking Features: Parking Total: 60; Parking Lot; Off Street; Paved; Private	<table><thead><tr><th></th><th>Total SqFt</th><th>Avail SqFt</th><th>Ceilings</th></tr></thead><tbody><tr><td>Building:</td><td>7,700</td><td>7,700</td><td>10</td></tr><tr><td>Office:</td><td>200</td><td>200</td><td></td></tr><tr><td>Warehouse:</td><td></td><td>0</td><td></td></tr><tr><td>Retail:</td><td></td><td>7,700</td><td></td></tr></tbody></table> <hr/> Sewer: Public Sewer Water Source: Public Electric: 200 Amp Service; Three Phase		Total SqFt	Avail SqFt	Ceilings	Building:	7,700	7,700	10	Office:	200	200		Warehouse:		0		Retail:		7,700		Year Established: 1975 General Taxes: 10,104.69 General Taxes Description: Estimated School Taxes: 20,759.8 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: \$30,864.49
	Total SqFt	Avail SqFt	Ceilings																			
Building:	7,700	7,700	10																			
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Retail:		7,700																				
Listing Office Information	Listing/Contract Information	Sale Information																				
Listing Office: Hanna Commercial Office ID: o5333A +1 518-458-7000 Listing Member: Charles Curto Member ID: 13805 charlescurto@howardhanna.com 518-669-4356	Original List Price: \$1,895,000 Listing Contract Date: 09/28/2025 Expire Date: 09/28/2026 Broker Agent Compensation: 2 % Buyer Agency Compensation: 2 % Sub Agency Compensation: 0 % Parent/Child: None																					

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