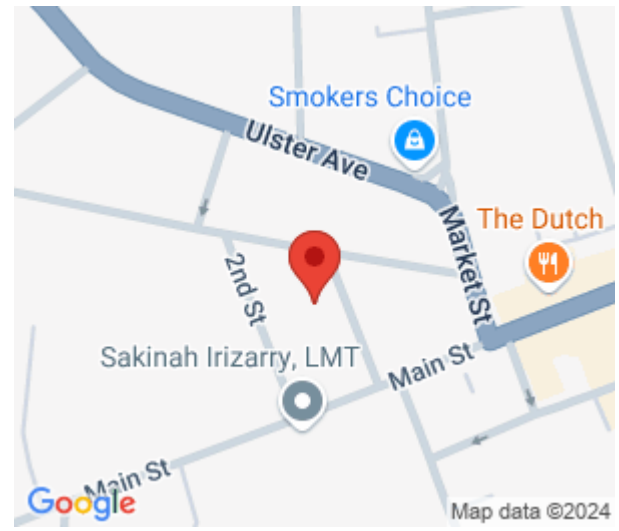


Mastrianni-57.7-1-5.2



August 14, 2018
1:2,465
0 0.02 0.04 0.08 mi
0 0.0325 0.065 0.13 km
Parcels
Override 1
Parcels
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, AeroGRID, IGN, and the GIS User Community
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OTHER
834 Duanesburg Rd, Schenectady, NY 12306

<https://gristmillrealestate.com>

\$2,850,000

Great investment opportunity on the outskirts of Albany. Two parcels (ID 57.7-1-5.1 and 57.7-1-5.2), located on route 7 (Duanesburg Road) and surrounded by I-90 & I-88 in Rotterdam. Excellent exposure and close to everything you would need to start or grow a business of any type. NYS Department of Transportation traffic counts are 42,447 on I-90, 19,163 on I-88 and 12,555 on route 7. For a total of 74,165 vehicles per day. Easy access. Take a look and give your business the best opportunity to flourish.

MLS ID: 20232758

Status Category: Active

Zone: Com

Year built: 1940

Date added: Added 11 months ago

Listing Category: Commercial/industrial

Area, sq ft: 2890 sq ft

Acreage: 10

Age: 61-100

UTILITIES

Water: Municipal

Sewer: Septic In-ground

EXTERIOR FEATURES

Lot Dimensions: Irregular

LOCATION DETAILS

Directions: On Route 7 (also Duanesburg Road) Off I-90 Exit 25 Or I-88 Exit 25a. The Property Is On The West Side Of The Road Between I-88 & I-90.

LISTED BY

Office Name: Win Morrison Realty

Agent First Name: William

Agent 2 First Name: George

Office 2 Name: Win Morrison Realty

Agent Last Name: Carey

Agent 2 Last Name: Graham



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