

834 Duanesburg Rd, Schenectady, NY 12306

\$2,850,000

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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 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 2890 sq ft

Zone: Com Acreage: 10 Year built: 1940 Age: 61-100

Date added: Added 2 years ago

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 Office 2 Name: Win Morrison Realty

Agent First Name: William Agent Last Name: Carey Agent 2 Last Name: Graham Agent 2 First Name: George



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