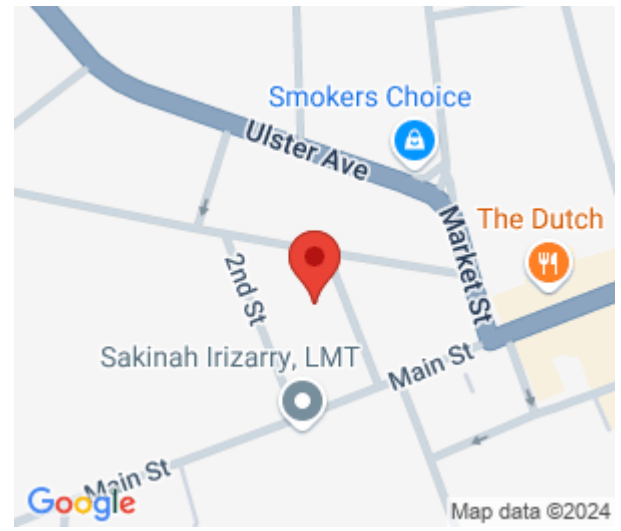


Avery-Earth-57.-3-6.1



August 14, 2018 14.931
 0 0.04 0.08 0.10 mi
 0 0.05 0.1 0.2 km
 Parcels
 Override 1
 Parcels

This map and information is provided by Hudson Valley Capital Region MLS. The user assumes all risks and responsibility for determining whether this map is suitable for their purposes.



OTHER
 774 Duanesburg Rd, Schenectady, NY 12306

<https://gristmillrealestate.com>

\$995,000

Great investment opportunity on the outskirts of Albany. Located on route 7 (Duanesburg Road) on the corner of 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: 20232759

Status Category: Active

Zone: Com

Year built: 1890

Date added: Added 8 months ago

Listing Category: Commercial/industrial

Area, sq ft: 2009 sq ft

Acreage: 14

Age: 11-20

UTILITIES

Water: Community, Municipal

Sewer: Septic In-ground

EXTERIOR FEATURES

Road Frontage: State Road, Interstate

Lot Dimensions: Irregular

LOCATION DETAILS

Directions: On Route 7 (also Duanesburg Road) Nera I-90 Exit25 Or I-88 Exit 25a. The Property Is Located On The West Side Of The Road. Between Route 7 (duanesburg Road) & I-88.

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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