

## **OTHER**

754 Duanesburg Rd, Schenectady, NY 12306

\$1,999,990

https://gristmillrealestate.com

Great investment opportunity on the outskirts of Albany. Located on route 7 (Duanesburg Road) and 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: 20232760 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 1 sq ft Zone: Com Acreage: 22.96 Year built: 1900 Age: 61-100

Date added: Added 2 years ago

**UTILITIES** 

Water: Municipal Sewer: Septic In-ground

**EXTERIOR FEATURES** 

Road Frontage: State Road, Interstate 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 Bordered By I-90 & I-88.

**LISTED BY** 

Office Name: Win Morrison Realty Office 2 Name: Win Morrison Realty

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



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