

Office Building | For Sale

1280 New Scotland Road, Slingerlands, NY 12159

CBRE Upstate NY
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Professional Office Building for Sale

Property Overview

Offered for sale is a ±3,952 SF well maintained, two story professional office building located at a signalized intersection on New Scotland Road.

Tax ID	74.15-3-1
2027 Assessment	\$382,000
Equalization Rate	61%
2026 General Tax	\$4,428.87
2026/2027 School Tax	\$9,250.69
Combined Tax	\$13,679.56
Zoning	H: Hamlet
Utilities	Municipal water and sewer

For Sale at: \$575,000

Contact Us

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1280 New Scotland Avenue

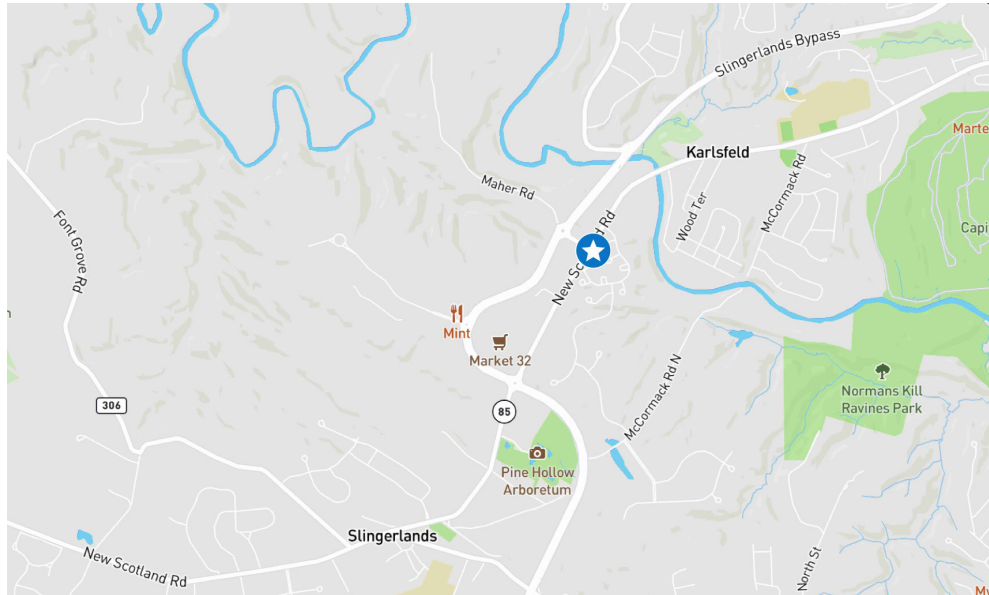
Slingerlands | New York 12159

Office Building For Sale

- + First floor layout: Reception and work area, eight (8) private offices, conference room, kitchenette, Two (2) handicap accessible restrooms, and private bath with shower
- + Second floor layout: Three (3) private offices, conference room, and bathroom
- + ±20 parking spaces
- + ±0.37 acre site
- + Natural gas generator capable of powering the whole building
- + Central air
- + UPS drop box on site
- + 2025 AADT Traffic Count:
Maher Road @ New Scotland Road 7,213
New Scotland Road 5,607

Directions

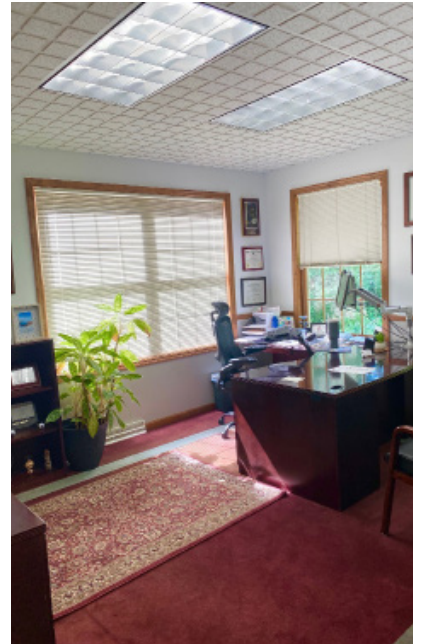
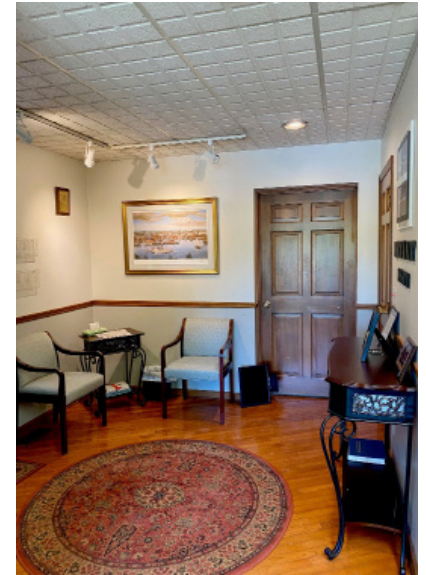
- + Located: [Route 85 to Maher Road to signalized intersection at New Scotland Road](#)



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