

Two Commercial Buildings with Parking Lot

Two commercial buildings with large parking lot for sale on heavily travelled Route 5 (Central Avenue) in the Village of Colonie, NY. Total site is ±0.74 acres.

Tax IDs	29.19-5-4;3;2
2025 Assessment	\$506,300*
Equalization Rate	43.7%
2026 General Tax	\$6,655.70*
2025/2026 School Tax	\$15,737.51*
Combined Tax	\$22,393.21*
Zoning	Commercial A
Utilities	Municipal water and sewer

For Sale: \$1,150,000

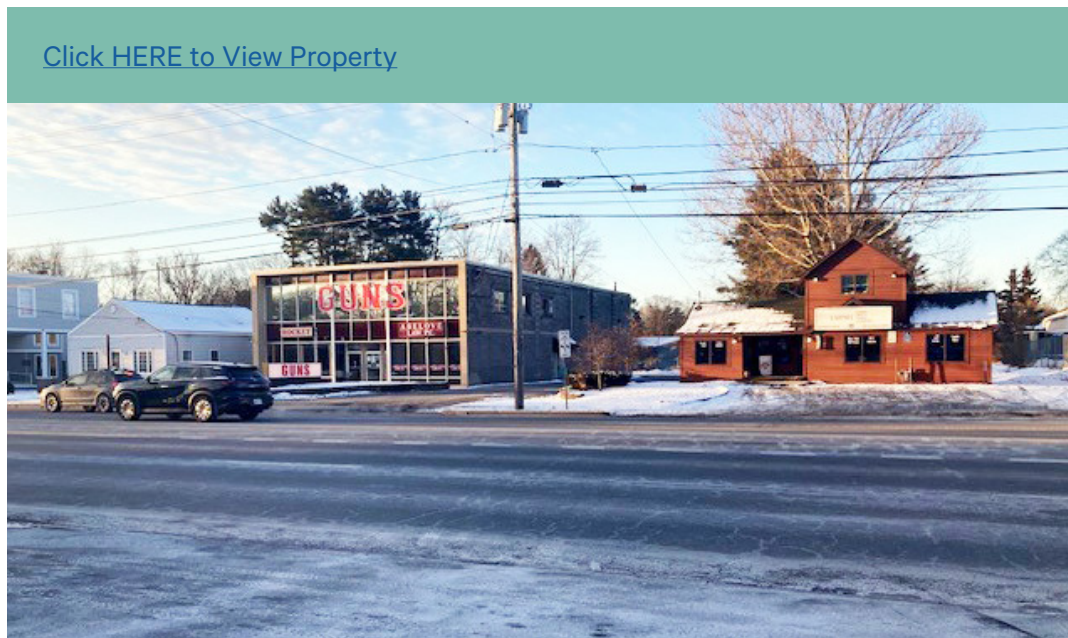
**Combined for all three parcels*

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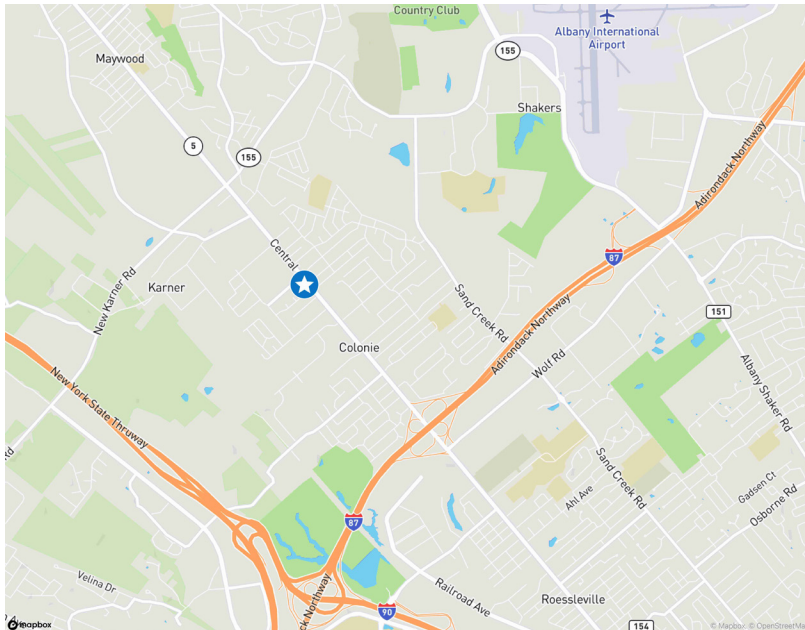
1702-1704 Central Avenue
Colonie | New York 12205

Commercial Buildings & Large Parking Lot

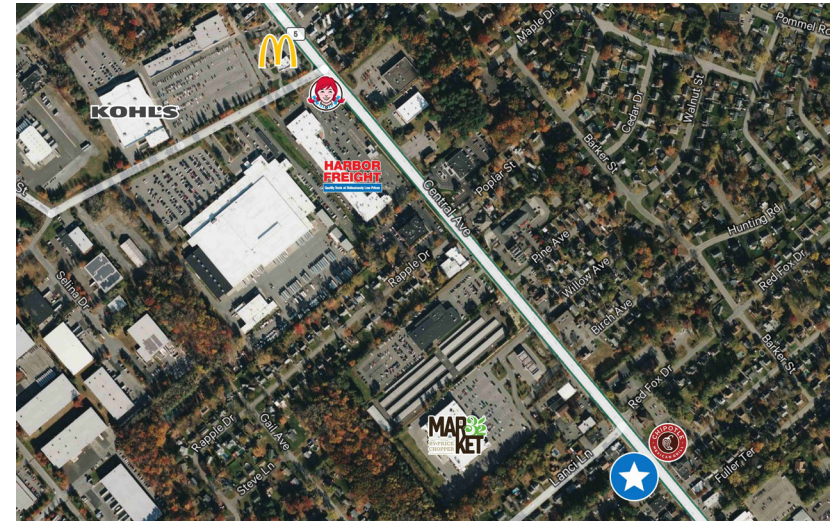
- + 0.74 acre site
- + Large building: ±7,952 SF
- + Small building: ±1,067 SF
- + Currently set up for four (4) commercial tenants
- + Parking for ±40 vehicles
- + Traffic Count: 44,023 AADT (2024)

Directions

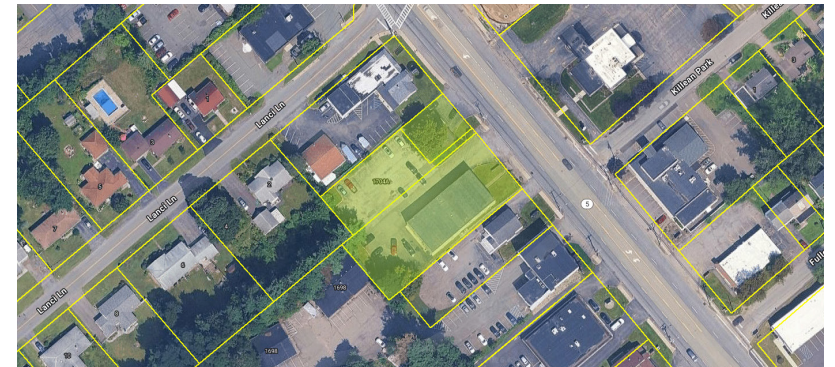
- + [Central Avenue \(Route 5\) just east of the Lanci Lane intersection](#)



For Sale



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,855	43,705	134,114
Median Household Income	\$96,000	\$92,509	\$95,303
Daytime Population	9,408	77,179	173,053



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