Medical Office | For Lease or Sale

1545-1547 Columbia Turnpike, Schodack, NY 12033

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

Medical Facility with Mohs Surgical Center

Offering flexible options for tenants and owner-users seeking a prime location along Route 20 and Miller Road, this ±17,012 SF building is currently occupied by a private medical practice. Located on a corner lot, the property is ½ mile from BOCES and near major highway access. Conveniently located near retail, restaurants, and professional services. This location allows for a wide variety of uses, including retail and medical office.

+ **Ideal for** 1 to 4 practices
+ **Building size:** ±17,012 SF
+ **Portico** for patient drop-off and pick-up
+ **Location Details:**
  - Building is on a corner lot and at a signalized intersection
  - ±0.5 mi to I-90 Exit 10
  - 628.26 ft of frontage on Miller Road (2025 AADT: 7,592)
    243.9 ft of frontage on Route 20/Columbia Turnpike (2025 AADT: 10,081)
+ **Layout Details:**
  - Mohs Surgery Center with fully operational pathology laboratory
  - Exam room
  - Procedure room
  - Surgical and recovery area
  - Imaging space
+ **Parking:** ±87 spaces
+ **Acres:** ±4.85

For Lease: $14/SF + utilities and janitorial
For Sale: $2,000,000 (FF&E can be negotiated)

Click HERE to View Property





Contact Us

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Schodack | New York 12033

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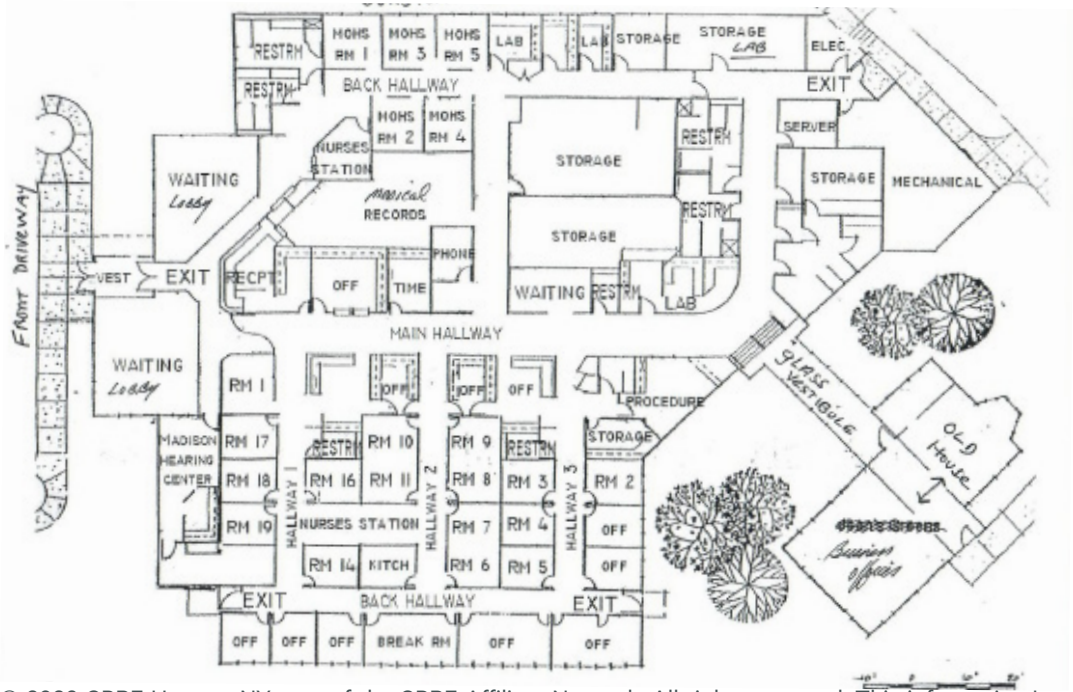
Parcel info

Tax ID	178.-12-1.21
2027 Assessment	$1,418,000
Equalization Rate	57%
2026 General Tax	$18,053.00
2026/2027 School Tax	$36,766.28
Combined Tax	$54,819.28
Zoning	TC2 - Town Center Corridor
Utilities	Municipal water and private septic

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2025 Population	13,507	30,890	236,317
Median HH Income	$105,262	$103,512	$83,781
2025 Daytime Population	12,516	30,625	272,488

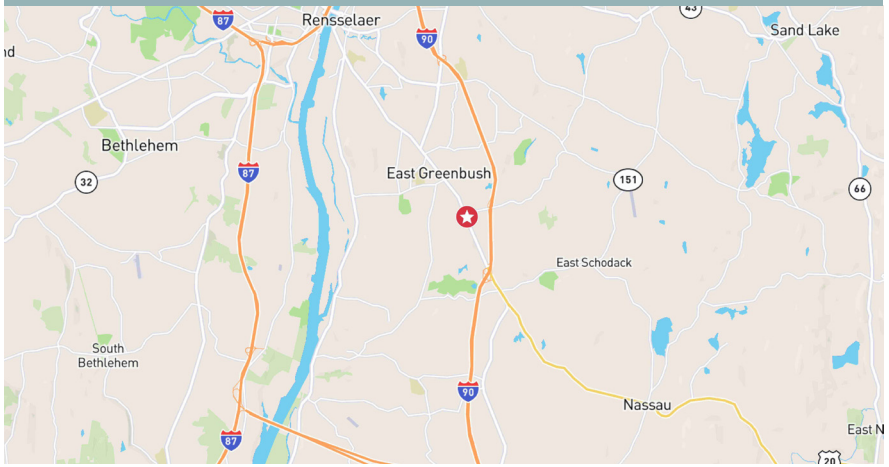
Medical Building Available

+ **Egress:** multiple exits
+ Building is **ADA compliant**
+ **Mohs surgical center** is separately positioned but directly connected to the main dermatology clinic and Mohs lab, allowing for a circular flow throughout the facility.
+ Southeast corner of Columbia Tpke (Routes 9 & 20) and Miller Road. Building is 1/2 mile west of I-90 Exit 10



Nearby Hospitals (distance from 1547 Columbia Tpke)

Albany Medical Center - ±7.7 miles
St. Peter's Hospital - ±10.5 miles
Albany Memorial Hospital - ±9 miles
Samaritan Hospital - ±14.8 miles



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