

Vacant Land for Sale

Property Overview

Offered for sale is a ±7.02 acre parcel of land on Loudon Road within the municipality of Colonie, NY (Cohoes mailing address)

Tax ID	5.3-1-19.3
2026 Assessment	\$110,000
Equalization Rate	43.7%
2026 General Tax	\$1,453.57
2025/2026 School Tax	\$3,128.19
Combined Tax	\$4,581.76
Zoning	COR - Commercial, Office, Residential
Utilities	Municipal water and Sewer at road

For Sale at: \$1,400,000

Contact Us

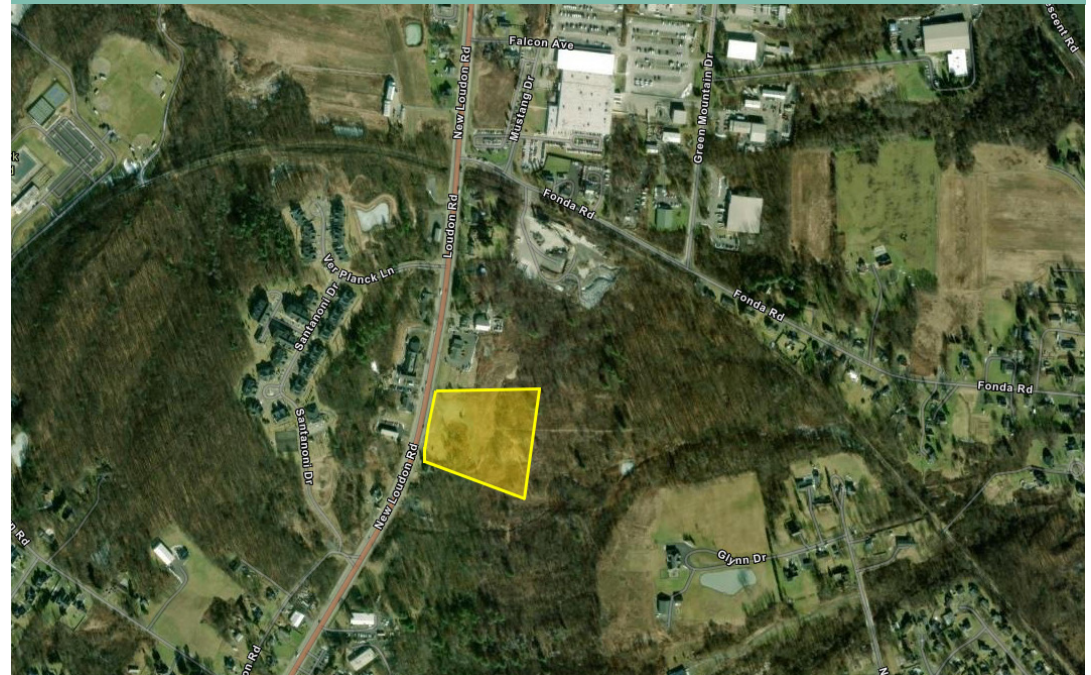
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1203 Loudon Road
Cohoes | New York 12047

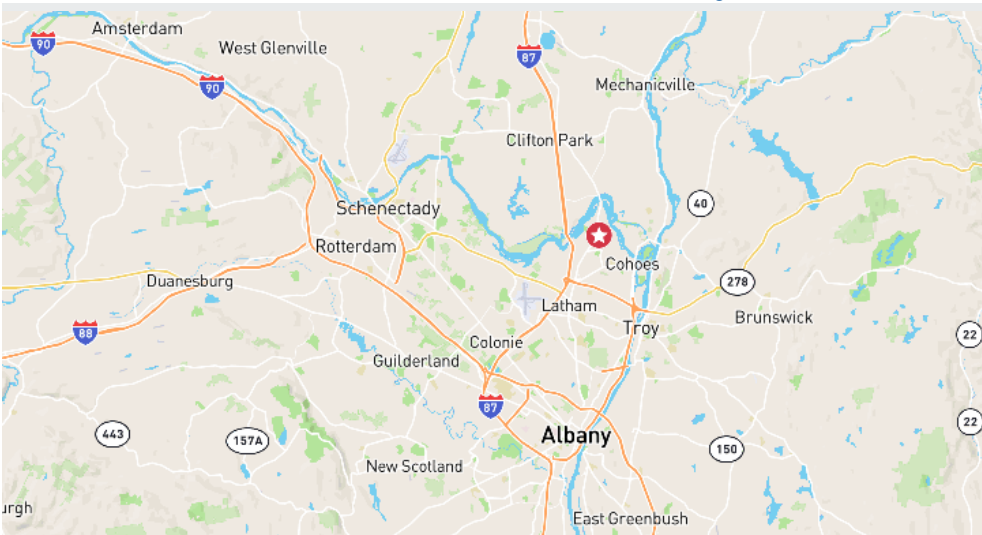
Property Details

- + ±398.96 ft of frontage on Route 9 (Loudon Road)
- + AADT Traffic Counts at Route 9: 20,965
- + ±7.02 acre site
- + ±3.8 mi away from exit 8 if I-87 (The Adirondack Northway)
- + Located along Route 9 (Loudon Road), a primary commercial thoroughfare in the Capital Region

Area Demographics	1 Mile	3 Miles	5 Miles
2025 Population	4,234	45,825	123,169
2025 Median Household Income	\$112,677	\$82,090	\$77,721

Directions

+ Located: [On Route 9 \(Loudon Road\), between Fonda Road and Bought Road](#)



Permitted uses in COR Zoning:

- + Amusement use: indoor or small outdoor
 - + Artisan studio/shop
 - + Bakery, retail
 - + Bank
 - + Bar
 - + Bed-and-breakfast
 - + Building supplies
 - + Cannabis, retail
 - + Car wash
 - + Christmas tree sales
 - + Community center
 - + Construction company, small
 - + Convenience store
 - + Convention and exhibit center
 - + Crafting studio, alcohol licensed
 - + Park
 - + Personal service business
 - + Pet grooming facility
 - + Place of worship
 - + School
 - + Service business
 - + Supermarket
- + Clinic, dental or medical
 - + Cultural venue
 - + Dance hall
 - + Daycare: traditional or adult
 - + Dwelling unit: mixed use
 - + Dwelling: multifamily
 - + Dwelling: townhouse
 - + Elder-care use
 - + Farm or farm brewery
 - + Veterinarian
 - + Fast food establishment
 - + Fire station
 - + Funeral home
 - + Garden center
 - + Golf course: miniature or traditional
 - + Health club
 - + Hospital
 - + Portable storage structure
 - + Preschool
 - + Private club
 - + Recreation field
 - + Shipping store, retail
 - + Short-term rentals
- + Hotel
 - + Kennel
 - + Landscaping or lawn care services company
 - + Library
 - + Light manufacturing
 - + Marina
 - + Microbrewery/ brew pub
 - + Mini mart
 - + Motor vehicle: automatic car wash, detailing shop, rental agency, minor repair or sales/service
 - + Movie theater
 - + Municipal uses
 - + Nightclub
 - + Nursery
 - + Nursing home
 - + Office: medical, professional or business
 - + Research and development laboratory
 - + Restaurant
 - + Retail business
 - + Solar energy system, roof or ground mounted
 - + Truck Garden

For Sale

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