

Office Building | For Sale or Lease

3 Marcus Boulevard, Colonie NY 12205

CBRE Upstate NY

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Office Building

Property Overview

Offered for sale or lease is a ±31,960 SF office building within the town of Colonie. The building is currently undergoing structural renovations and corrections.

Tax ID	30.4-1-55.21
2026 Assessment	\$1,150,500
Equalization Rate	43.7%
2026 General Tax	\$14,487.12
2025/2026 School Tax	\$34,718.01
Combined Tax	\$49,205.13
Zoning	COR: Commercial Office Residential
Utilities	Municipal water and sewer

For Sale at: \$2,077,500
For Lease at: \$17/SF MG

Contact Us

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3 Marcus Boulevard
Colonie | New York 12205

Office Building

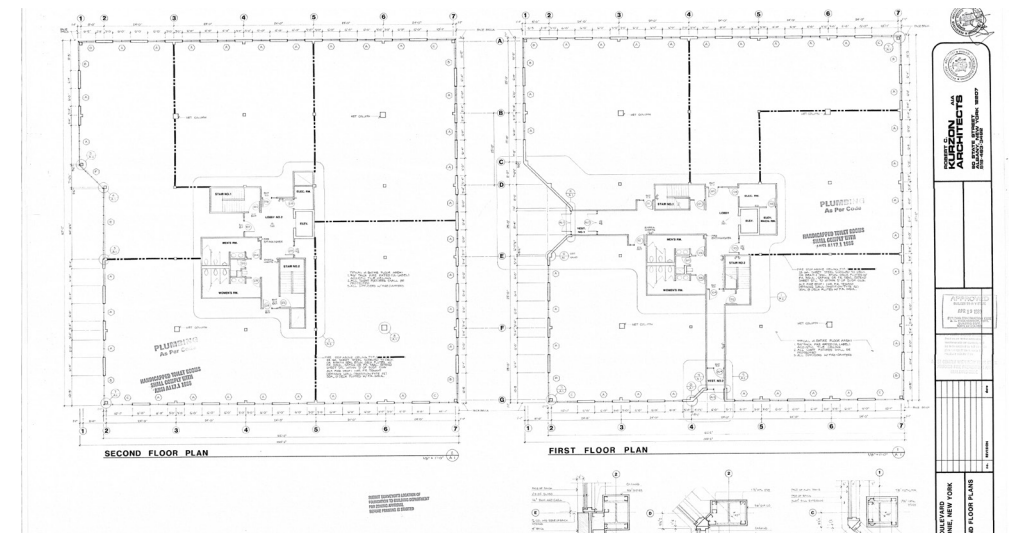
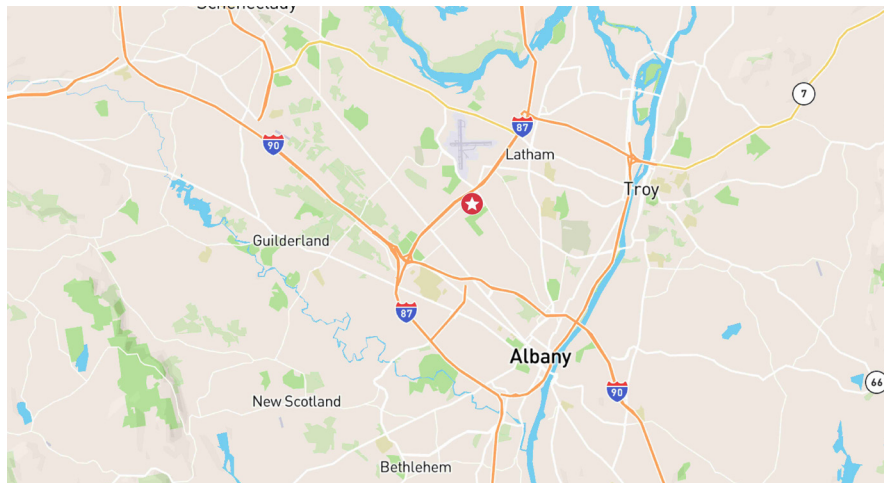
Property Details

- + ±100 parking spaces
- + One (1) passenger elevator and two staircases
- + Two story building with many possible configurations
- + Property currently undergoing renovations

Demographics	1 Mile	3 Mile	5 Mile
2025 Population	4,182	53,424	179,544
Median HH Income	\$93,774	\$97,557	\$79,126
2025 Businesses	644	4,238	9,240

Directions

- + Located: [Wolf Road to Marcus Boulevard.](#)



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