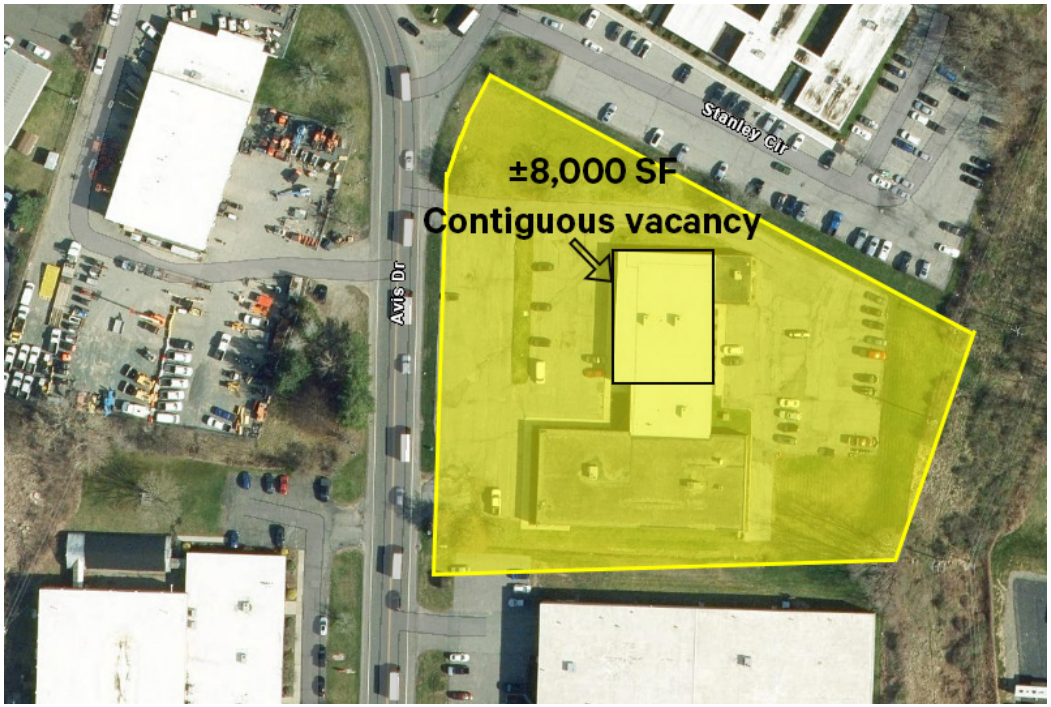
Redevelopment Opportunity for Sale

Offered for sale is a ±2.6 acre site, currently improved with a ±23,127 SF office building, located within the town of Colonie Airport Business Area (ABA) Zone. Property offers an excellent opportunity for a developer with multiple short-term leases for immediate cash flow. Property has a mailing address of 12 Avis Drive but is referred to as 14 Avis Drive in public record.

Tax ID	19.3-1-12
2027 Assessment	$1,050,000
Equalization Rate	43.7%
2026 General Tax	$13,375.22
2026/2027 School Tax	$21,749.33
Combined Tax	$35,124.55
Zoning	ABA - Airport Business Area
Utilities	Municipal Water & Sewer

For Sale at: $1,260,000

Click HERE to View Property



Contact Us

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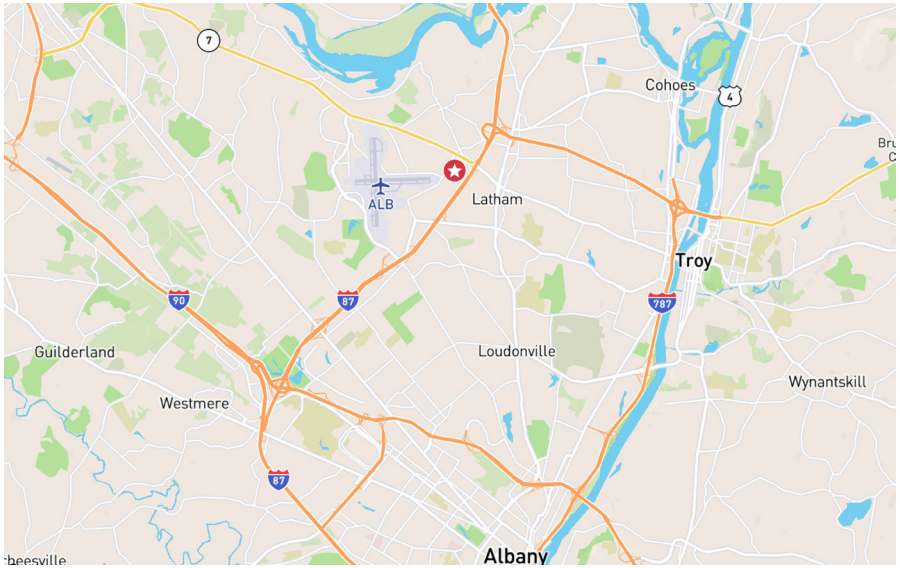
12 Avis Drive
Latham | New York 12110

Redevelopment Site

For Sale

+ ±50% occupied with short-term leases
+ ±2.6 acre site
+ Potential conversion property
+ ABA Zoning allows for a wide array of potential uses
+ Close to Albany International Airport
+ **8/10 mile from I-87 Exit 6**

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2025 Population	4,433	38,398	144,053
Median HH Income	$94,300	$111,367	$85,909
2025 Daytime Population	9,551	56,365	166,843



Permitted Uses in ABA Zoning

+ Airport
+ Amusement use: Indoor, large outdoor, or small outdoor
+ Animal shelter
+ Artisan studio/shop
+ Automatic car wash
+ Bakery: commercial or retail
+ Fast-food establishment
+ Farm or farm brewery
+ Brewery
+ Building supplies
+ Cannabis, retail
+ Car wash
+ Christmas tree sales
+ Clinic: dental or medical
+ Commercial parking
+ Community center
+ Municipal uses
+ Day care: adult or center
+ Personal service business
+ Pet grooming
+ Place of worship
+ Retail business
+ Service business
+ Truck garden
+ Hospital
+ Convenience store
+ Kennel
+ Correctional facility
+ Hotel
+ Cultural venue
+ Dance hall
+ Nursery
+ Elder-care use
+ Bar
+ Bank
+ Fire station
+ Funeral home
+ Garden center
+ General contractor
+ Movie theater
+ Health club
+ Nightclub
+ Nursing home
+ Park
+ Preschool
+ Recreation field
+ Restaurant
+ School
+ Supermarket
+ Heavy equipment storage/sales/services
+ Crafting studio, alcohol licensed
+ Industry: heavy or light
+ Landscaping company or lawn care service company
+ Library
+ Manufacturing, light
+ Wholesale business
+ Microbrewery/ brew pub
+ Mini mart
+ Mini warehouse/self-storage facility
+ Motor vehicle detailing
+ Motor vehicle or boat: sales and service, storage yard, rental agency, repair shop (major or minor), or service station
+ Golf course: conventional or miniature
+ Construction company: small or large
+ Convention and exhibit center
+ Office: medical, professional or business
+ Portable storage structure
+ Private club
+ Research and development labratory
+ Shipping store, retail
+ Short-term rental
+ Solar energy system: ground or roof mounted
+ Warehouse storage/distribution

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