Retail Strip for Sale

Property Overview

Offered for sale is a ±16,500 SF retail strip center located in Guilderland Center NY (Altamont mailing address). The plaza benefits from built in traffic from the adjacent 165 unit Park Guilderland Apartments and close proximity to Guilderland High School as well as it's location at a signalized intersection. The property is priced below replacement cost in a fast growing community within Albany County. Located in proximity to Suny Albany, Suny Poly, Guilderland Highschool and several new residential subdivisions.

Tax ID	38.00-5-22
2027 Assessment	$890,000
Equalization Rate	69%
2026 General Tax	$7,507.34
2026/2027 School Tax	$19,176.75
Combined Tax	$26,684.09
Zoning	LB: Local Business
Utilities	Municipal water and sewer

For Sale at: $1,300,000

Click HERE to View Property



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Altamont | New York 12009

For Sale

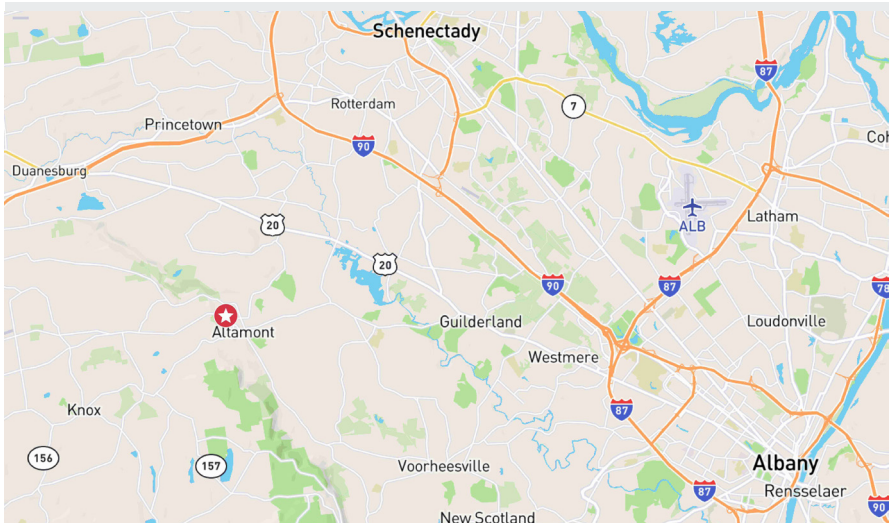
Retail Strip

Property Details

+ ±75 parking spaces
+ ±3.65 Acres
+ 116.41' frontage on Route 146 (11,043-2025 AADT)
+ Prominent monument signage
+ Strong demand drivers in adjacent apartment comples, nearby Guilderland Highschool and the Northeastern Industrial Park create strong potential for the right buyer
+ Currently partially occupied by USPS

Directions

+ Located: Route 146 across from School Road.





	1 Mile	3 Mile	5 Mile
2025 Daytime Population	1396	8,666	30,949
2025 Businesses	47	327	1,172
Population	1,008	10,514	41,462
Medan HH Income	$91,487	$131,762	$112,543

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