

Two-tenant Retail Building for Sale

Property Overview

Offered for sale is a ±5,672 SF freestanding retail building located in Troy, NY. Property is currently built out as a pizza parlor and a beverage center with a bottle return.

Tax ID	111.60-7-2
2026 Assessment	\$400,000
Equalization Rate	58.40%
2026 General Tax	\$10,639.56
2025/2026 School Tax	\$9,093.47
Combined Tax	\$19,733.03
Zoning	MU-2: Mixed Use 2
Utilities	Municipal water and sewer

For Sale at: \$1,300,000

Contact Us

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CBRE Upstate NY

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679 Burden Avenue
Troy | New York 12180

For Sale

Retail Building

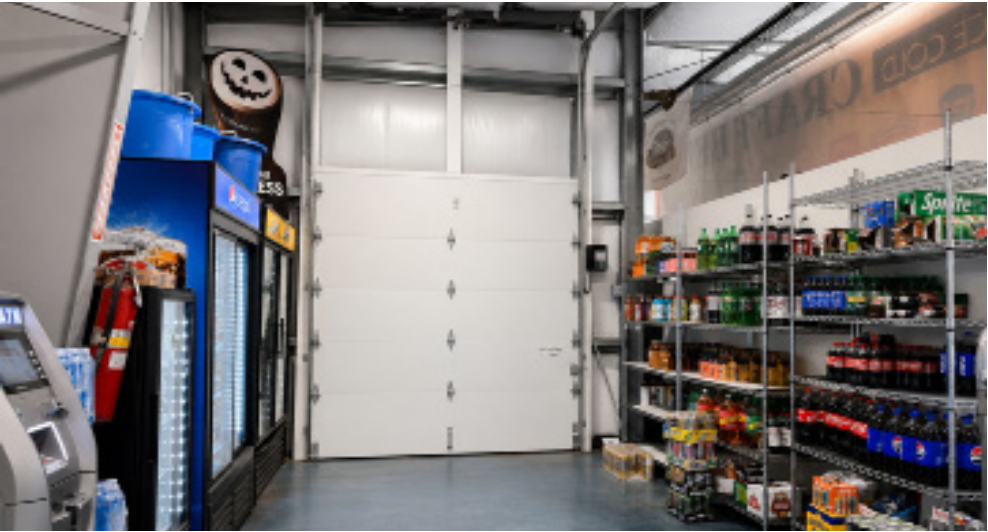
Property Details

- + ±26 parking spaces
- + 3 years remaining on lease for pizza parlor
- + One (1) grade level door in beverage center space
- + Means of ingress and egress at Burden Avenue and at Main Street
- + Located at a signalized intersection
- + 2025 AADT Traffic Count at Burden Ave: 10,741

Demographics	1 Mile	3 Mile	5 Mile
2025 Population	11,961	71,687	173,776
Median HH Income	\$66,705	\$69,859	\$73,023

Directions

- + Located: [Burden Ave at the intersection of Burden Ave, Main Street and First Street.](#)



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