

Commercial Land for Sale

Property Overview

Offered for sale is ±59.83 acres of commercial land located in Mechanicville (municipality of Halfmoon, NY). Property is a part of a PDD.

Tax ID	267-2-11.11
2024 Assessment	\$254,600
Equalization Rate	42.5%
2024 General Tax	\$2,462.50
2023/2024 School Tax	\$7,547.73
Combined Tax	\$10,010.23
Zoning	PDD HCM: Planned Development District-Halfmoon Commercial
Utilities	Municipal water and sewer

For Sale at: \$70,000/AC

Contact Us

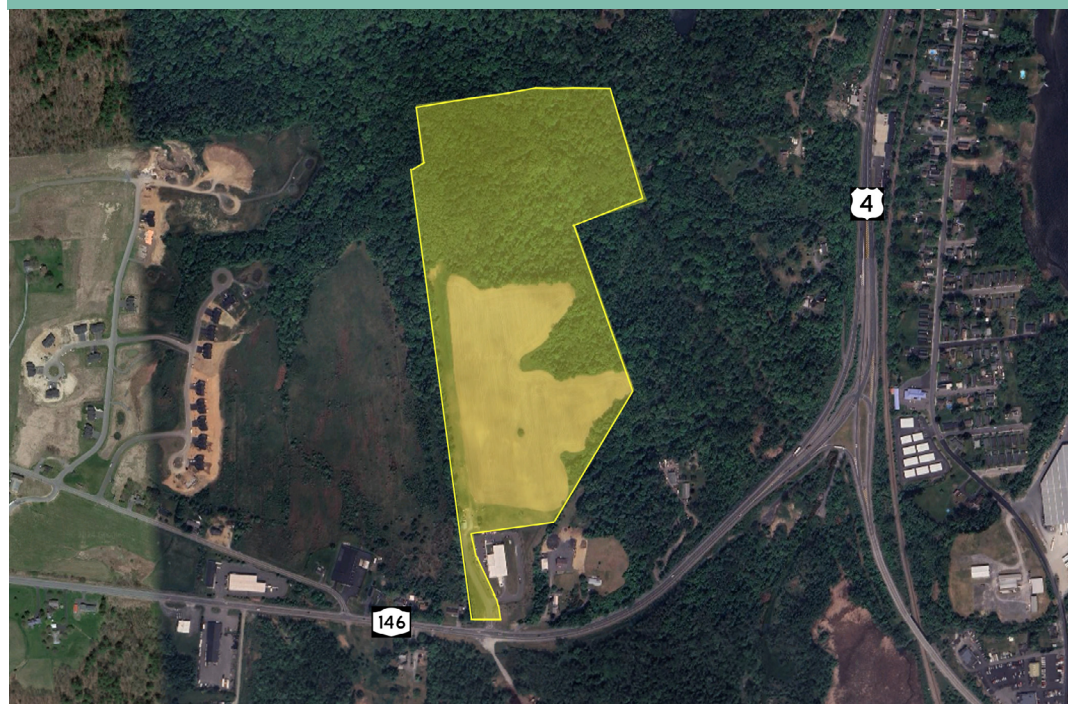
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[Click HERE to View Property](#)



19 Route 146

Mechanicville | New York 12118

For Sale

Developable Land

Property Details

- + ±59.83 acres of NYS “Shovel ready” land
- + Maximum development: ±486,000 SF
- + Public water, forced main sewer
- + NYSEG power, natural gas ±1,000 ft from site
- + Lands are mostly flat and cleared
- + PDD allows for a variety of uses
- + Proximate to the intersection of Route 4 and Route 146
- + AADT Traffic Count at NY 146: 10,424

Directions

- + Located: [I-87 Exit 9E to Route 146. Property is just beyond Farm to Market Road.](#)



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