

Multi-Tenant Retail Strip For Sale

457 Route 146
Altamont, NY 12009
[View Property Here](#)

Retail strip with built in traffic from a 165 unit apartment complex

±16,500 SF Retail Strip Center



Offering Overview

CBRE Upstate NY, as exclusive broker, is pleased to present to qualified investors the opportunity to acquire 457 Route 146 in Altamont NY -- a ±16,500 SF retail strip center. 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.

\$1.3M

Price

10.24%

Cap Rate (Based on Pro Forma)

±\$133K

NOI (Pro Forma)

Property Summary

Property Addresses	457 Route 146
Tax Map ID:	38.00-5-22
Assessment:	\$890,000
Equalization Rate	75%
General Tax:	\$7,507.34
School Tax:	\$18,566.29
Combined Tax:	\$26,073.63
Utilities:	Municipal Water and Sewer
Parking	±75 parking spaces
Traffic Count	11,043 (2025 AADT)
Zoning	LB: Local Business
Total SF	±16,500
Vacant SF	±5,000
Year Built	1974
Available Suites	±1,400 SF ±3,600 SF
Asking Lease Rate	\$15/SF Gross + Util



Income Overview (Proforma)

Current Occupancy	±70%
Effective Gross Income	\$184,997.14
Total Operating Expense	\$51,916.76
Net Operating Income	\$133,080.39

Contact Broker for detailed income and expense information

	1 Mile	3 Mile	5 Mile
2025 Daytime Population	1,476	3,200	8,419
2025 Businesses	84	153	318
Population	1,852	4,152	10,680
Medan HH Income	\$114,157	\$110,345	\$116,216

Contact Us

Jared Skaarup Licensed Real Estate Salesperson +1 518 452 2700 x109 Jared.Skaarup@cbre-Albany.com	Michael Delvecchio Licensed Associate Real Estate Broker +1 518 452 2700 x133 Michael.Delvechio@cbre-Albany.com
---	---

© 2026 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.