

Medical/Office Space | For Sale or Lease

9 Old Plank Road, Clifton Park NY 12065

CBRE Upstate NY

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Medical/Office Space for Lease

Property Overview

Offered for sale is a ±7,161 SF single story office building located in Clifton Park, NY. Available for lease is ±2,344 SF of medical/office space. Additional space can be made available, up to ±7,161 SF. Please contact listing broker for more information.

Tax ID	272.9-1-31.2
2027 Assessment	\$419,200
Equalization Rate	33%
2026 General Tax	\$4,880.07
2026/2027 School Tax	\$14,614.37
Combined Tax	\$19,494.44
Zoning	TNGB: Neighborhood General Business
Utilities	Municipal water and sewer

For Sale at: \$1,400,000
For Lease at: \$15/SF NNN

Contact Us

Brooke Stack

Licensed Associate Real Estate Broker
+1 518 452 2700 x119
Brooke.Stack@cbre-albany.com

Eric Simonds, CCIM

Licensed Associate Real Estate Broker
+1 518 452 2700 x 105
Eric.Simonds@cbre-albany.com

CBRE Upstate NY

210 Washington Avenue Ext.
Albany, NY 12203
+1 518 452 2700
www.cbre.com/Albany

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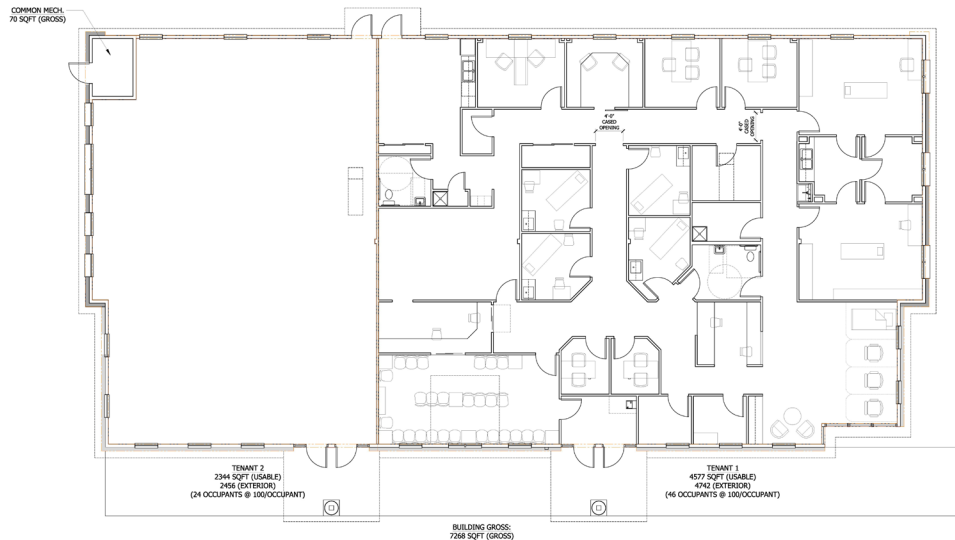
9 Old Plank Road
Clifton Park | New York 12065

For Lease

Medical/Office Space

Property Details

- + ±48 parking spaces
- + ±0.6 mi from Exit 9 of I-87
- + Proximate to many other commercial users along Route 9, a primary commercial throughfare in the region.
- + Zoning allows for a wide array of commercial uses including: Office, Outpatient medical services and Personal care uses.
- + Plenty of natural light



Directions

+ Located: [Route 9 to Old Route 146 to Old Plank Road.](#)



2026 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	5,222	36,792	70,058
Median Household Income	\$96,627	\$109,843	\$108,334
Population in Labor Force	3,275	20,721	38,550
Unemployment	3.7%	3.5%	3.3%
Businesses	749	1,813	2,382
Employees	9,249	20,346	25,029
Daytime Population	10,560	39,369	62,345

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