

FOR SALE — COMMERCIAL LAND

# 1273 RIVER ROAD

BETHLEHEM  
NEW YORK 12158



## PROPERTY DETAILS

### FEATURES

Offered for sale is ±12.09 acres with easy access to exit 22 of NYS Thruway.

### LOCATION

Exit 22 on I-87 NYS Thruway, North on River Road 200 feet. Property is on the west side of street. ±6 miles to Port of Albany; ±3 miles to CSX Railyards; ±2 miles to Port of Coeymans

### UTILITIES

Municipal water and private septic

### ZONING

ME- Mixed Economic Development

### PRICE

For Sale at: \$39,000/Acre or \$470,000 total

## ADDITIONAL INFORMATION

Tax ID#: 134.00-1-41  
17 Assessment: \$221,500  
Equalization Rate: 100%  
18 General Tax: \$1,874.98  
17/18 School Tax: \$4,537.05  
Combined Tax: \$6,412.03

- + Zoned for various uses
- + Town preferred PDD development site
- + Site is generally flat and slopes to east
- + Flexibility in site layouts
- + High visibility frontage to I-87
- + Up to 10 additional acres available



## CONTACT INFORMATION

### DAN DAVITT

Associate Broker  
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Preliminary

[www.cbre.us/Albany](http://www.cbre.us/Albany)

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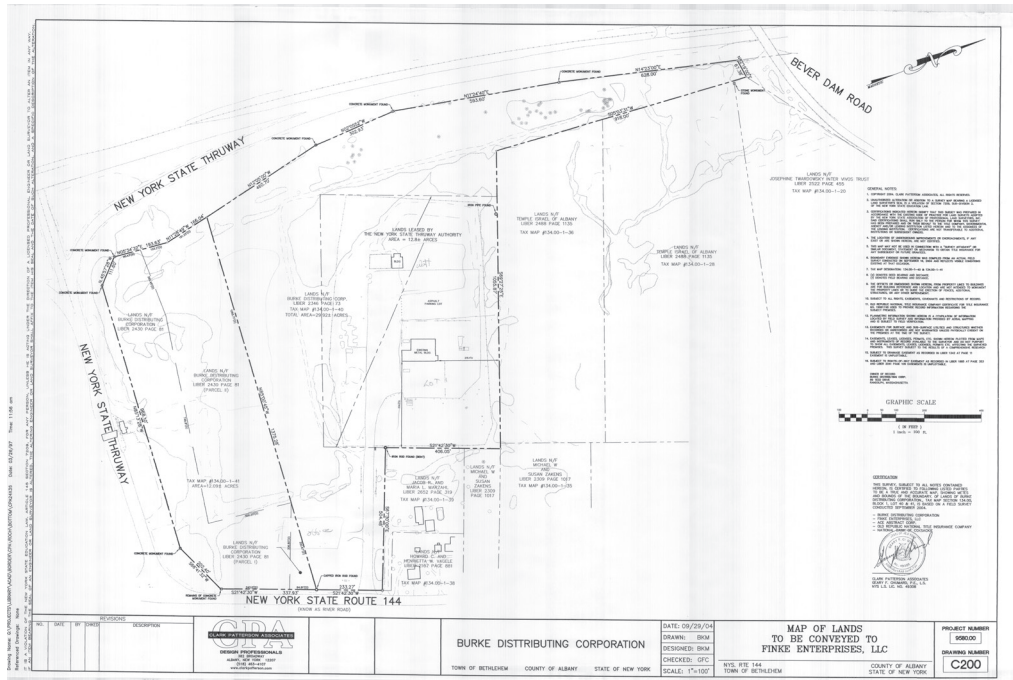
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Site Plan



Location Map



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