

FOR LEASE OR SALE - COMMERCIAL LAND

640/708 ROUTE 9

SCHODACK
NEW YORK 12156



PROPERTY DETAILS

FEATURES

Offered for sale or land lease is three contiguous parcels of land equaling a total ± 72.3 acres in the Town of Schodack, NY

LOCATION

Located on Route 9 in the Town of Schodack just south of the I-90 highway entrance ramps for Albany/Boston

UTILITIES

Electric

ZONING

HC, Highway Commercial

PRICE

Offers for sale and lease will be considered



CONTACT INFORMATION

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Associate Broker

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Preliminary

ADDITIONAL INFORMATION

Tax ID#: 220.-6-1.2, 220.-9-8;9

20 Assessment: \$962,200*

Equalization Rate: 93%

20 General Tax: \$12,313.20*

19/20 School Tax: \$23,498.40*

Combined Tax: \$35,811.60*

** combined amounts for three parcels*

- + Easy highway access
- + Located at the highway interchange
- + Drive time to Albany: 20 minutes
Drive Time to NYC: 2.5 hours
Drive Time to Syracuse: 2.5 hours
Drive Time to Boston: 2.5 hours

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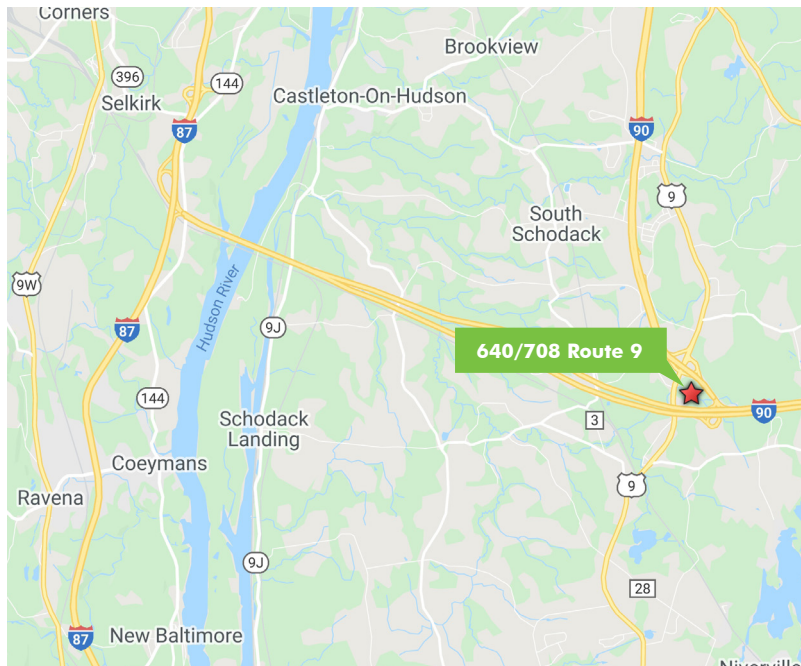
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SCHODACK, NY 12156



Traffic Counts (AADT)	
Route 9	17,499
I-90	15,793
NYS Thruway	15,221



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