

FOR SALE

543 NEW LOUDON RD. & 2 FIDDLERS LN.

ALBANY, NY 12211

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

543 NEW LOUDON RD.

HIGHLIGHTS

- Newly renovated in immaculate condition
- Multiple offices and great conference room
- Flexible co-working space
- Studio room, used for podcast and/or music
- Bathrooms and Kitchenette
- Pylon signage
- Next to Siena College
- Additional income generated with a 3 bedroom 2 bath home.

OFFERING INFO

PARCEL SIZE:	Approx. ¾ acres (includes Single Family Home)
SPACE SIZE:	3,000 SF + 1,050 SF (3 Bed & 3 Bath House)
ZONING:	Single Family Res
SALE PRICE:	$1,400,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	6,468	58,846	229,542
HOUSEHOLDS	1,892	25,554	97,462
AVERAGE HH INCOME	$227,332	$136,568	$106,252
DAYTIME POPULATION	3,447	45,944	224,006
BUSINESS ESTABLISHMENTS	123	2,390	10,115



AREA BUSINESSES:

SIENA
SCHUYLER

TOWN OF COLONIE NEW YORK
Town Hall

the works cafe eat well feel good

FIVE GUYS BURGERS and FRIES

CARVANA

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TRG

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Market Aerial



CAMERON QUINLAN 518.396.9379 CQUINLAN@TRGCOS.COM
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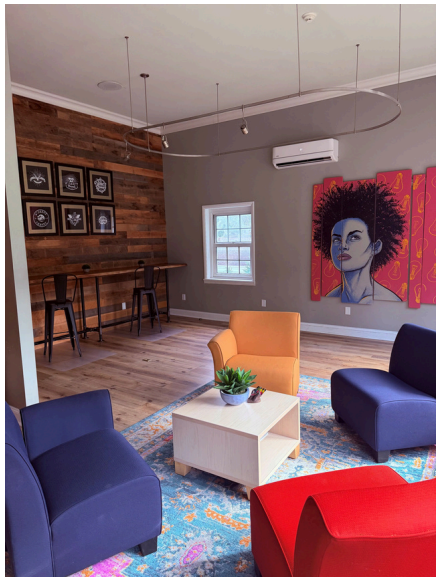
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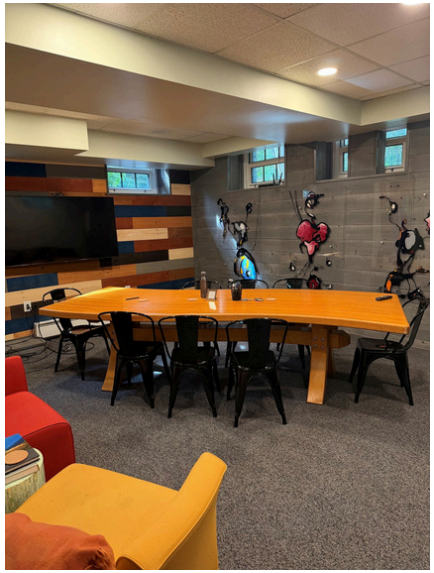
Photos

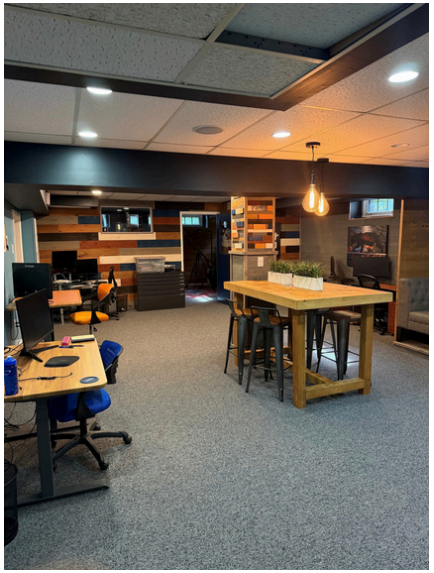








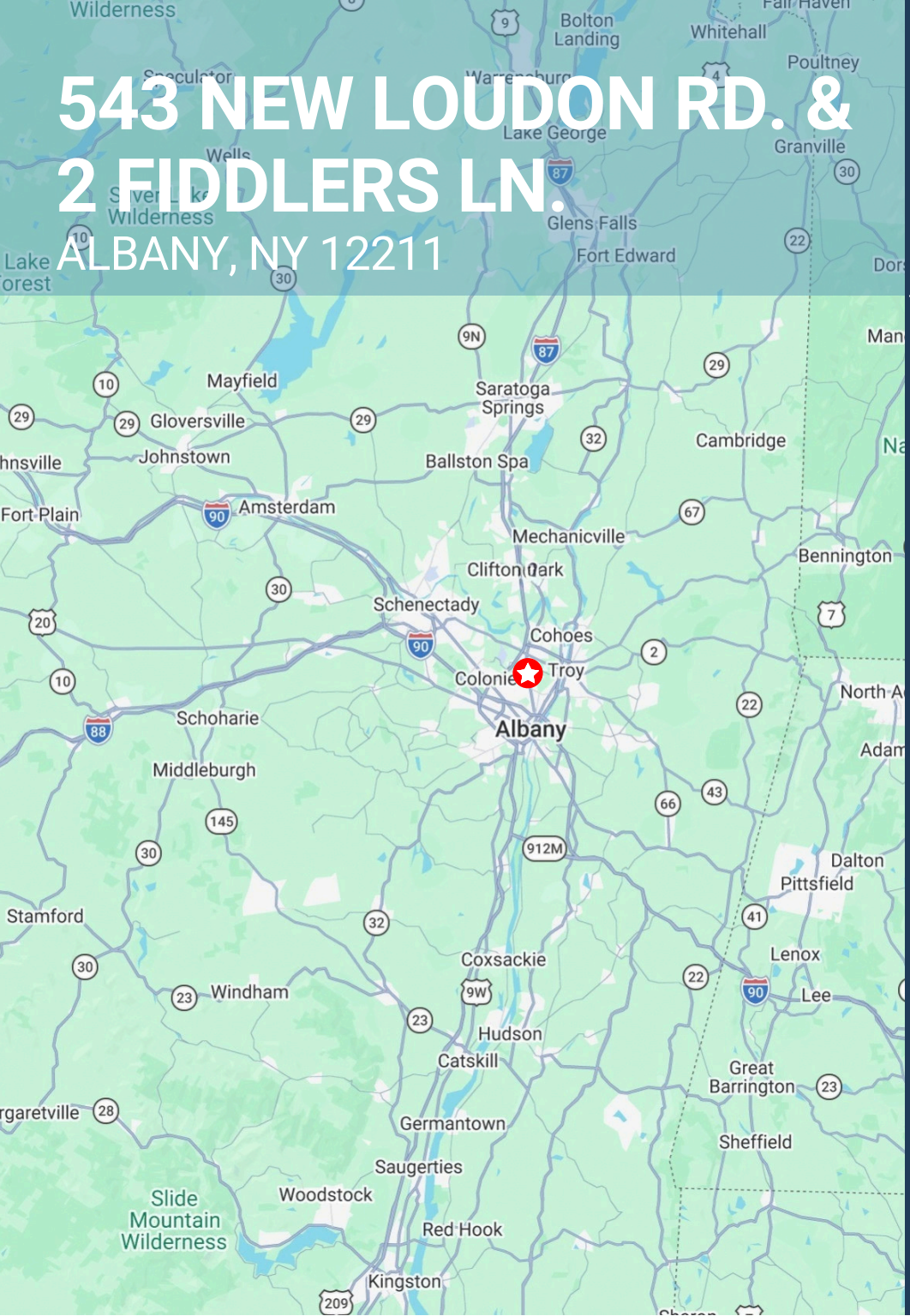




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