

# 649 SAND CREEK ROAD

ALBANY, NEW YORK



**OFFERED FOR SALE | LEASE**

## AVAILABLE SITE

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**3.29 ACRES OF LAND  
±3 ACRES BUILDABLE**

**\$450,000**

ZONED OFFICE RESIDENTIAL

PERMITTED DEVELOPMENT  
OPEN TO A VARIETY OF USES

EASY ACCESS TO  
INTERSTATE 87

ADDITIONAL DETAILS  
AVAILABLE UPON REQUEST

## TURNKEY DEVELOPMENT OPPORTUNITY WITH BEAUTIFUL GREEN SPACE

Conveniently located within one (1) mile of the Albany International Airport, this location offers **3.29 acres (approximately 3 acres buildable) of premium land**. Positioned near Airline Drive office park and with quick access to Interstate 87, this is a perfect location for development. This turnkey development opportunity offers convenient access to surrounding utilities. The site and surroundings are situated among historic Shaker Farm and Ann Lee Pond.

## Excellent Location

Easy access is provided by NYS Route 155 or via Sand Creek Road. This prime location provides convenient access to Albany International Airport and amenities along Wolf Road including hotels, restaurants, banks and shopping.

**MOMENTUM** BROKERAGE  
Licensed New York State  
Real Estate Broker

BRANDON L. STABLER  
Broker | Owner  
bstabler@momentumbrokerage.com

302 Washington Ave Ext  
Albany, New York 12203

Office | 518-992-6633  
Cell | 518-944-0695





# OFFERED FOR SALE | LEASE



Zoned Office Residential

Permitted Development Open to a Variety of Uses

Easy access provided by NYS Route 155 or via Sand Creek Road

Within one mile of the Albany International Airport

Convenient access to amenities along Wolf Road including Hotels, Restaurants, Banks and Shopping

Beautiful surrounding area including historic Shaker Farm and Ann Lee Pond

Nearby occupants include **Capital Region BOCES**, **Afrim's Sports**, United States Department of Agriculture and Market, Christian Brothers Academy, New Horizons Learning Center and Traveler's Insurance

