### **649 SAND CREEK ROAD**

ALBANY, NEW YORK



# **OFFERED FOR SALE | LEASE**



#### **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 guick 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

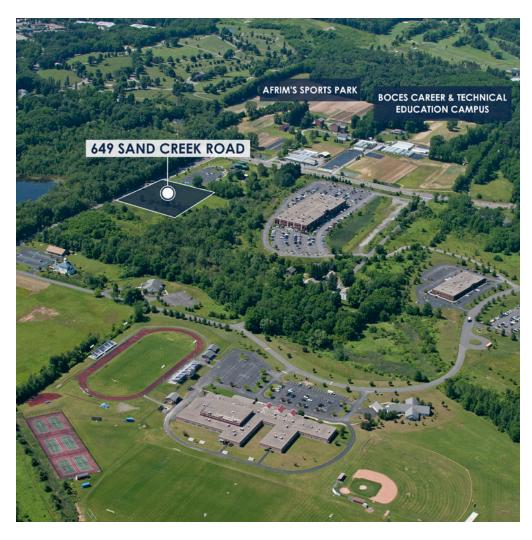
**BRANDON L. STABLER** Broker | Owner bstabler@momentumbrokerage.com Albany, New York 12203

302 Washington Ave Ext

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



## **OFFERED FOR SALE | LEASE**



Zoned Office Residential

Permitted Development Open to a Variety of Uses

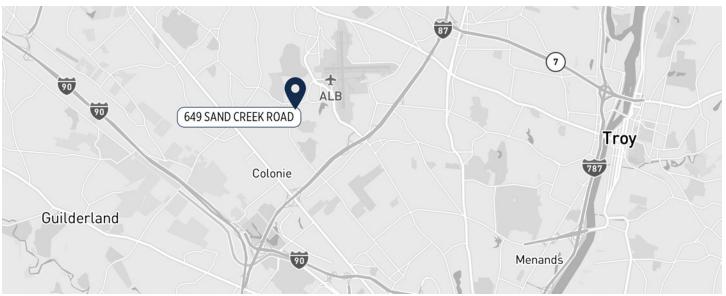
Easy access provided by NYS Route 155 or via Sand Creek Road

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



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