

**FOR  
SALE**

# 941 ALBANY SHAKER ROAD

LATHAM, NEW YORK 12110

**+/-7.17 ACRES ADJACENT TO  
ALBANY INTERNATIONAL AIRPORT**



## **AIRPORT BUSINESS AREA (ABA) ZONING**

+/-7.17 TOTAL ACRES / +/-5.58 USEABLE ACRES

CORNER OF ALBANY SHAKER AND SICKER ROAD

SECONDS FROM ALBANY INTERNATIONAL AIRPORT AND NYS ROUTE 7

+/-446' OF FRONTAGE ALONG ALBANY SHAKER ROAD

17,781 AADT

MUNICIPAL WATER & SEWER

EXISTING +/-1,132 SF OFFICE BUILDING AND THREE-BAY GARAGE

ANNUAL REAL ESTATE TAX: \$15,171.13

PERMITTED USES INCLUDE HOTEL, RETAIL, PROFESSIONAL & MEDICAL OFFICE, INDUSTRIAL, SELF-STORAGE AND MANY MORE

**FOR SALE**

**\$2,589,000**

**\$361K PER ACRE**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

**Adding Value Through Professional Real Estate Services**

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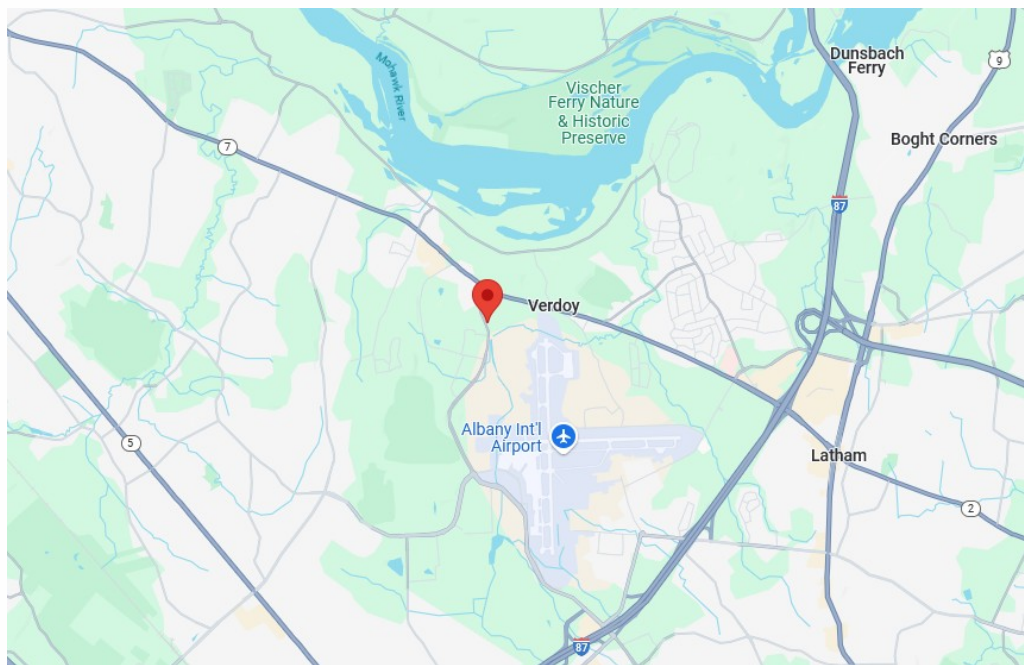
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PARCEL  
MAP



DIRECTLY  
ADJACENT TO  
ALBANY  
INTERNATIONAL  
AIRPORT



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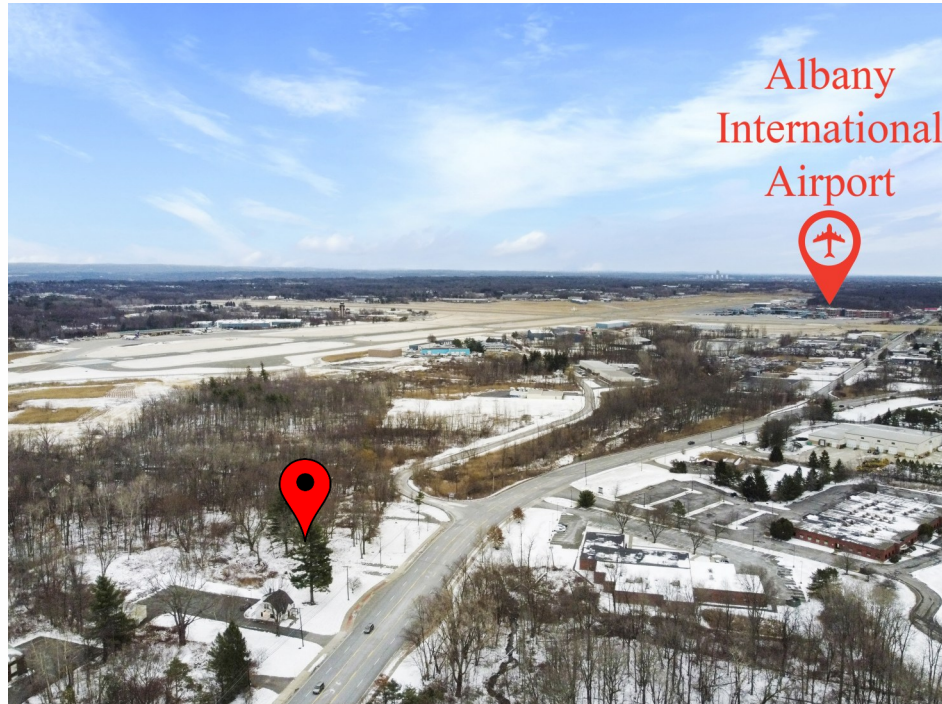
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AERIAL  
VIEW



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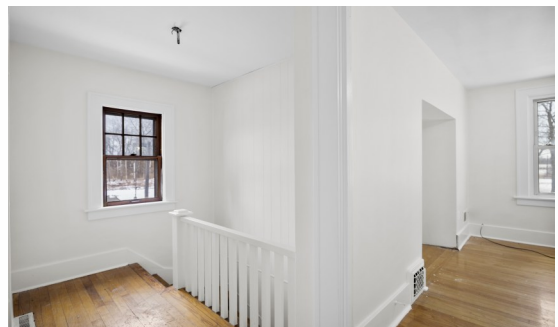
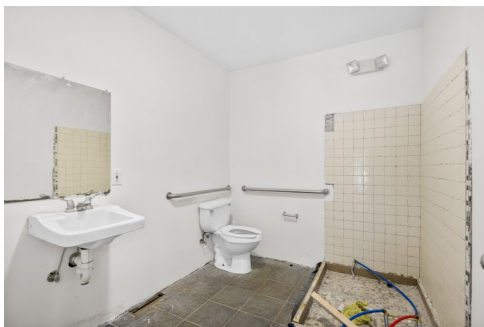
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## PHOTOS



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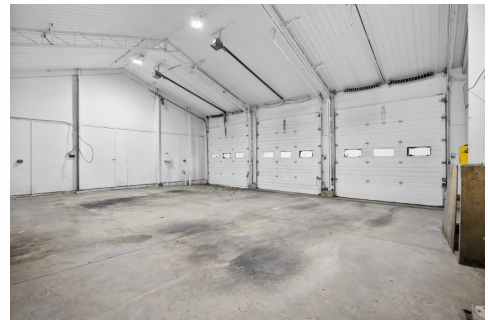
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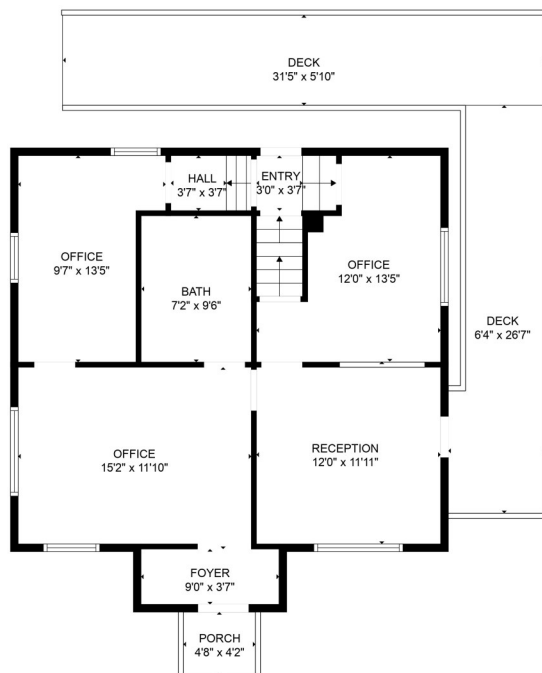
LATHAM, NEW YORK 12110

FLOOR  
PLANS

**TWO-STORY  
RETAIL  
OFFICE  
BUILDING**

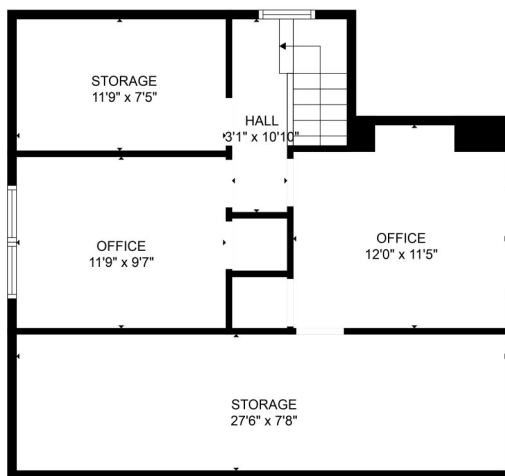
**+/-1,132 SF**

FIRST  
FLOOR



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SECOND  
FLOOR



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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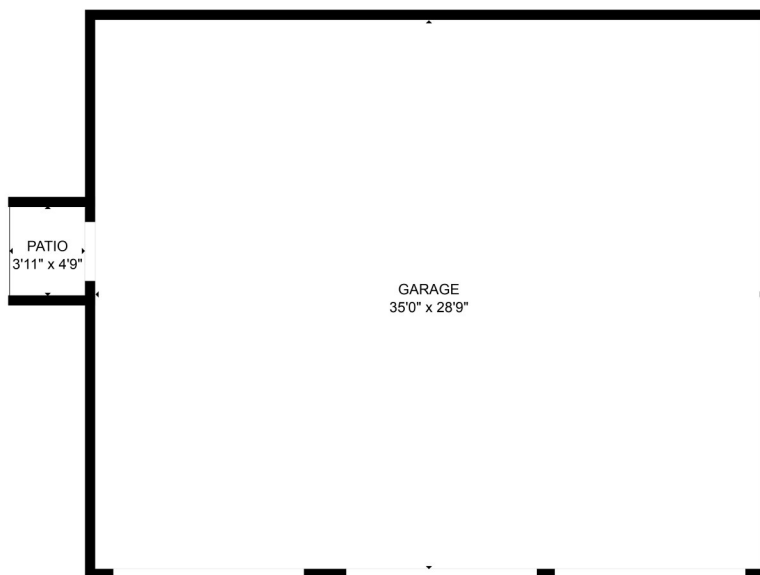
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FLOOR  
PLANS

**THREE-BAY  
GARAGE  
WAREHOUSE**

**+/-1,015 SF**



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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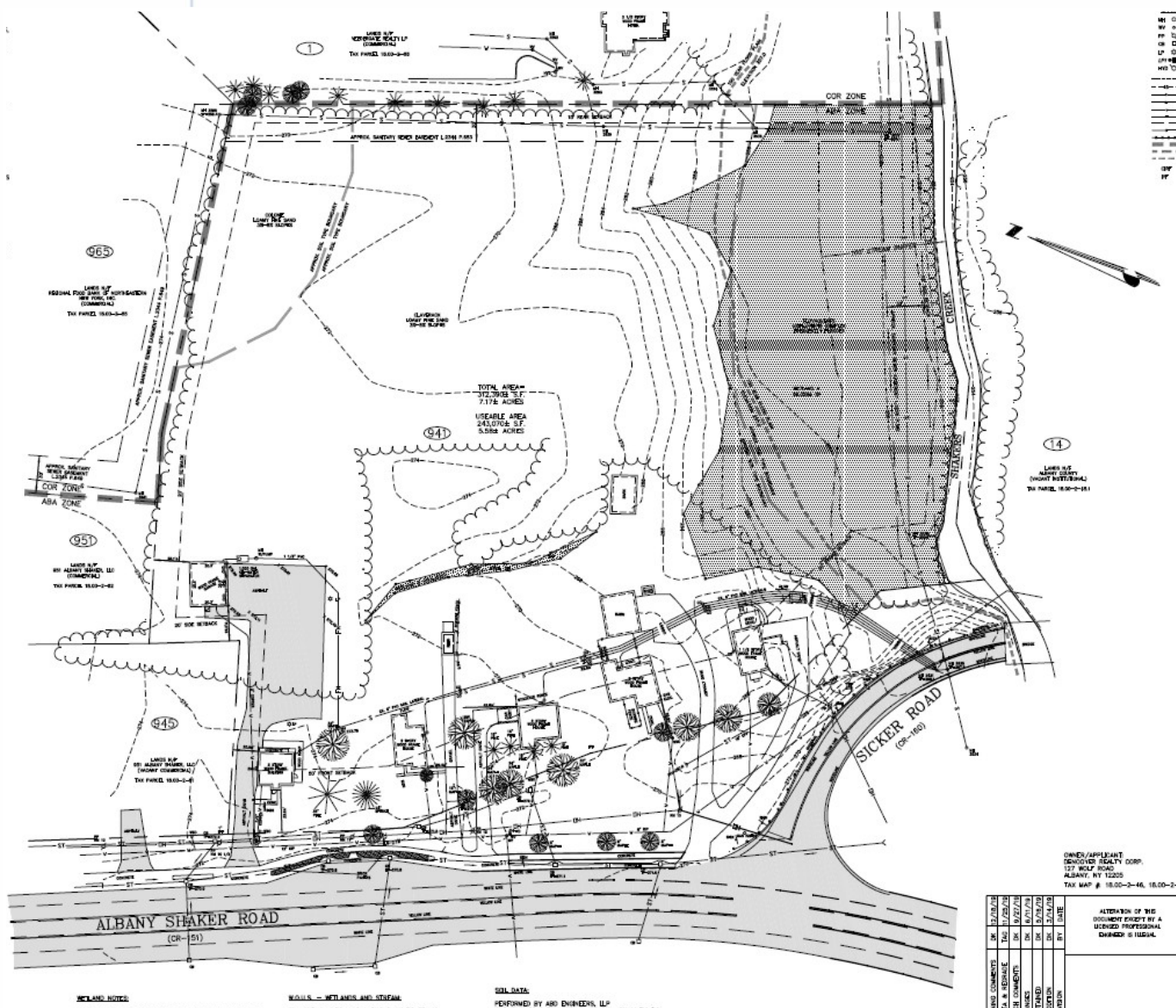
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# FOR SALE

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### SURVEY



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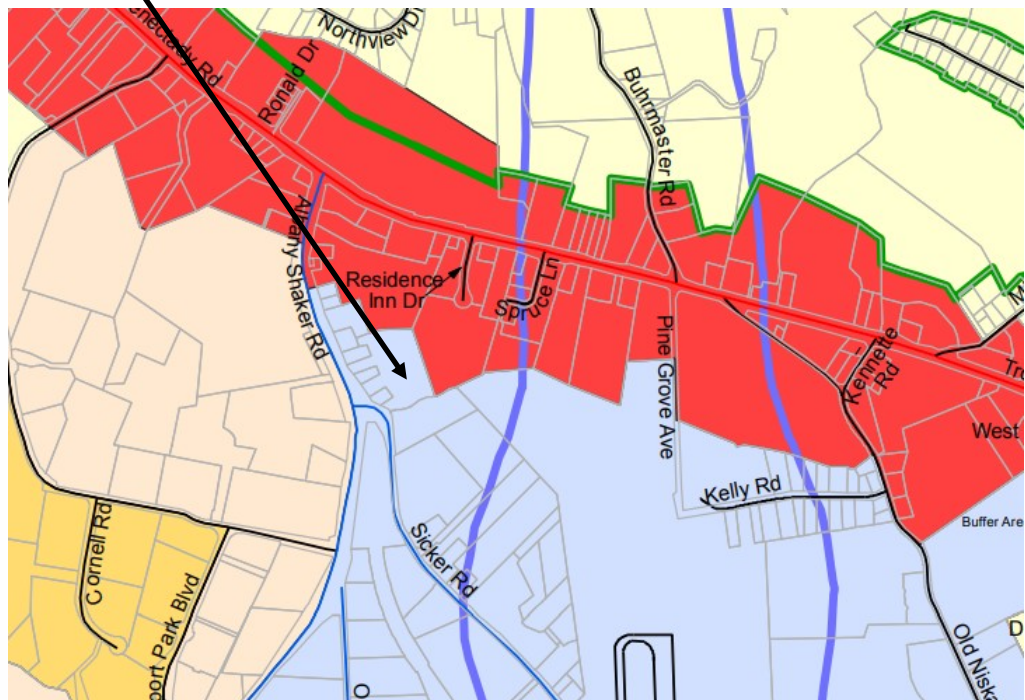
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## ZONING

**The Airport Business Area District (ABA)** is characterized by a variety of uses, including office and commercial. Many businesses in this district are associated with the airport and transportation infrastructure, such as warehousing and multi-modal distribution. Development within this district must be compatible with the airport and associated uses.

 Airport Business Area (ABA)



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## DEMOGRAPHICS

### Population

	2 miles	5 miles	10 miles
2020 Population	10,930	103,136	546,151
2024 Population	11,605	105,380	545,118

### Households

	2 miles	5 miles	10 miles
2020 Households	3,950	42,166	229,828
2024 Households	4,191	42,884	228,131

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$131,205	\$116,600	\$94,062
Median Household Income	\$108,999	\$94,444	\$73,677

### Housing

	2 miles	5 miles	10 miles
Median Home Value	\$312,624	\$276,645	\$239,030
Median Year Built	1978	1974	1962

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