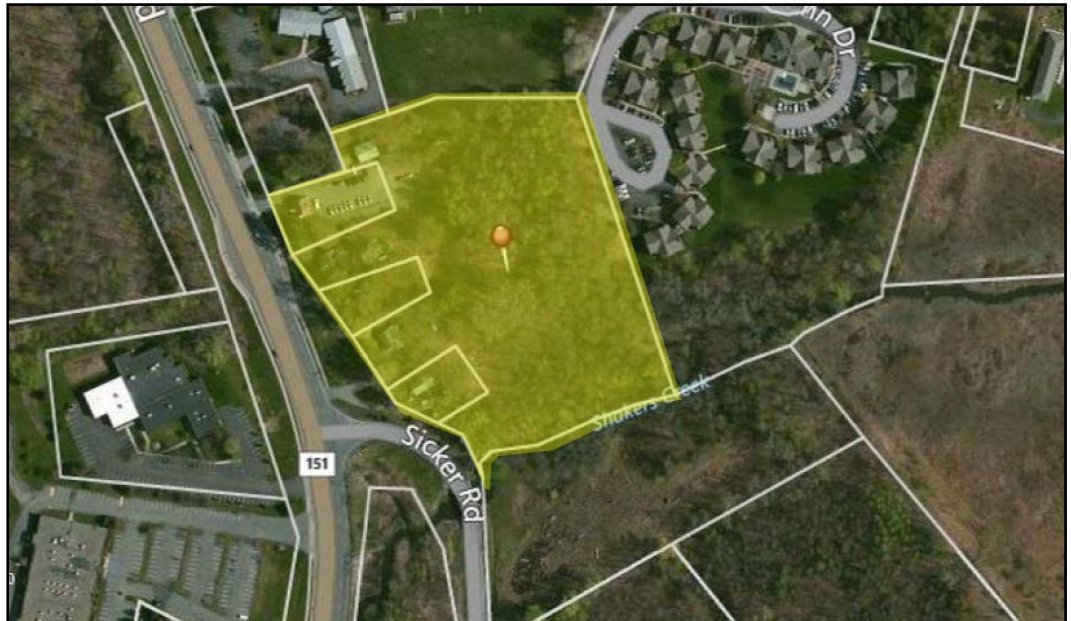


**FOR
SALE**

941 ALBANY SHAKER ROAD

LATHAM, NY 12110

+/-7.23 ACRE DEVELOPMENT OPPORTUNITY



FEATURES

+/- 7.23 ACRES

**GREAT LOCATION - SECONDS FROM ALBANY
INTERNATIONAL AIRPORT, ROUTE 7 AND WOLF ROAD**

TAXES: \$19,705.00

16,100 AADT

ZONING: AIRPORT BUSINESS AREA (ABA)

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

MUNICIPAL WATER AND SEWER

FOR SALE

\$1,250,000

(\$172,891 PER ACRE)

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Thomas A Miller
NYS Licensed Associate Real Estate Broker
(518) 462-7491
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

FOR
SALE

941 ALBANY SHAKER ROAD LATHAM, NY 12110



FOR MORE
INFORMATION
PLEASE
CONTACT

Thomas A Miller
NYS Licensed Associate Real Estate Broker
(518) 462-7491
Tommy@CarrowRealEstate.com



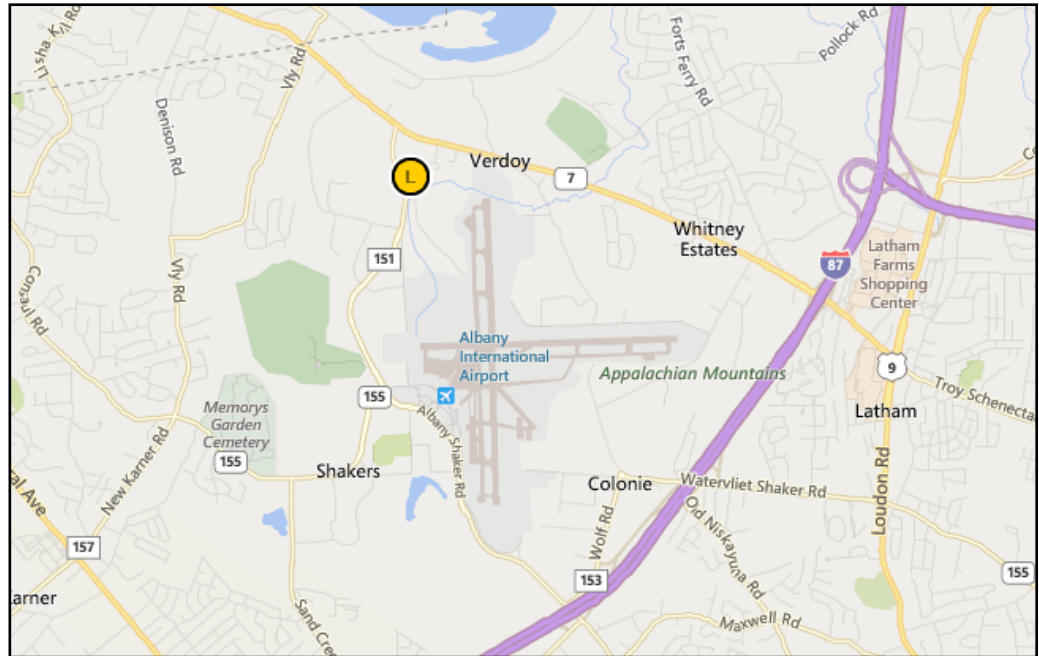
Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

941 ALBANY SHAKER ROAD LATHAM, NY 12110

LOCATION



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population			
2015 Total Population:	28,042	103,185	534,062
2020 Population:	28,399	104,860	539,937
Pop Growth 2015-2020:	1.27%	1.62%	1.10%
Average Age:	41.50	41.90	39.00
Households			
2015 Total Households:	10,761	41,782	221,207
HH Growth 2015-2020:	1.28%	1.71%	1.13%
Median Household Inc:	\$85,565	\$75,958	\$56,545
Avg Household Size:	2.50	2.40	2.30
2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$236,922	\$225,102	\$191,842
Median Year Built:	1971	1971	1958



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.