



## **PRIME OFFICE LOCATION OR REDEVELOPMENT SITE!**

# **\$427,000**

- Available **Immediately**
- Existing  $\pm 8,100$  SQFT Office Environment Along Main Thoroughfare in Colonie
- AADT  $\pm 15,000$  VPD
- Potential Redevelopment Site
- Open Concept and Private Offices with Conference Room
- Ample parking
- Priced to Sell As-Is



**Benjamin Romer**

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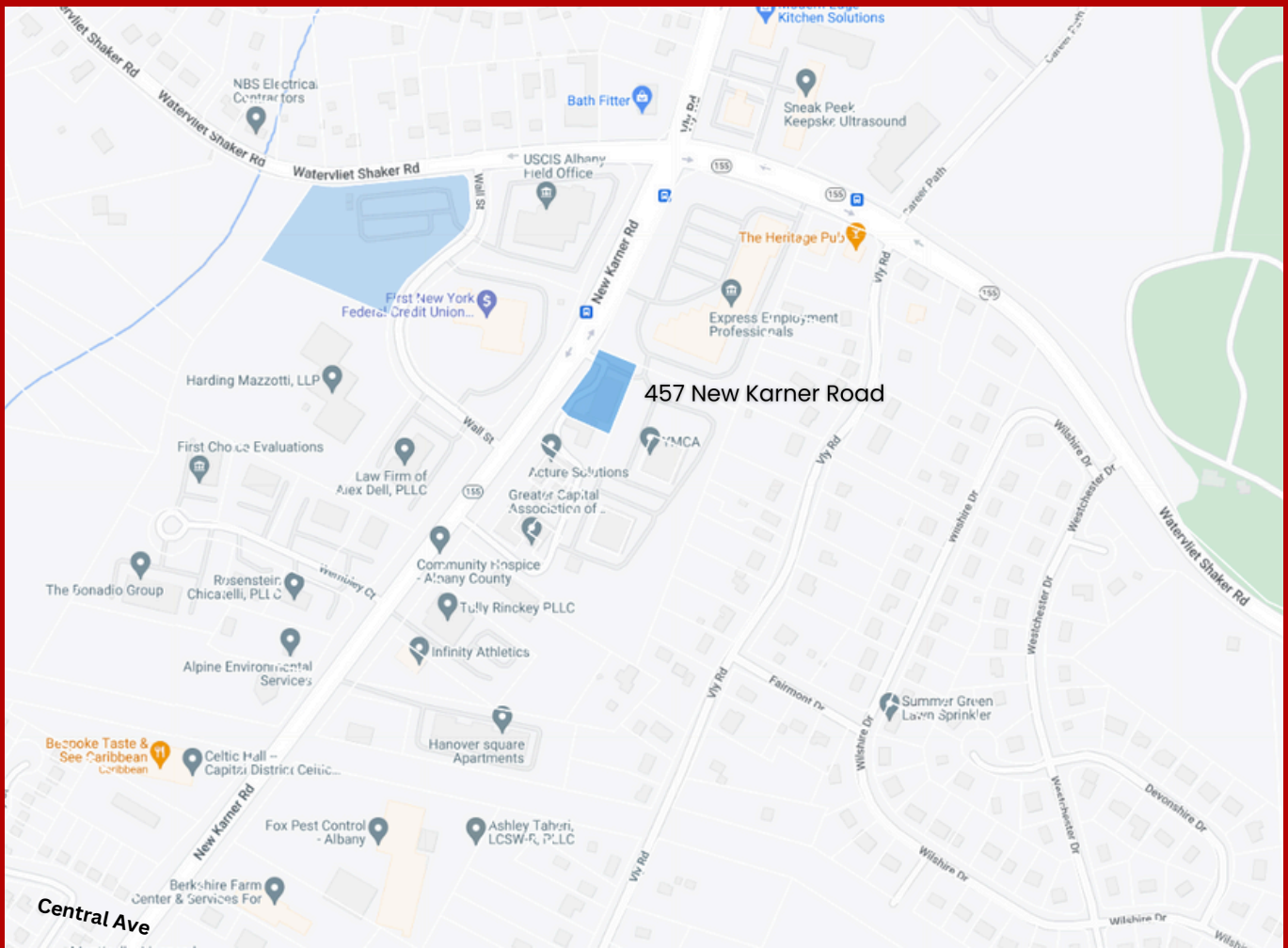
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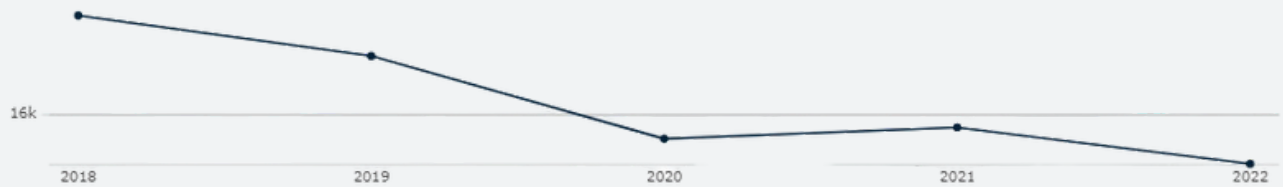




#### Population

15.2k

↓ -3% Compared to 15.8k in 2021  
↓ -12% Compared to 17.4k in 2018

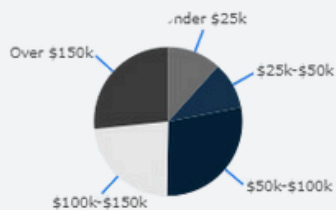


#### Household Income

\$99.4k  
Median Income

\$100k  
2028 Estimate

↑ 1%  
Growth Rate

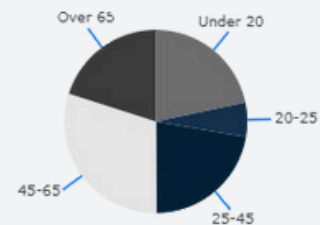


#### Age Demographics

46  
Median Age

47  
2028 Estimate

↑ 1%  
Growth Rate







## PROPERTY OVERVIEW

Step into Karner Woods Office Park and where you're greeted by the commanding presence of 457 New Karner Road. Boasting over 8,100 square feet of meticulously designed office space, this property offers a grand entrance and ample parking encircling the building. Its prominent location ensures maximum exposure along a bustling business corridor at the heart of Colonie, making it an ideal hub for thriving enterprises. Inside, discover a versatile layout featuring expansive bullpens, private offices, conference rooms, kitchens, and ample storage throughout. With some minor rehab needed, each office space can be tailored to suit the unique needs of any business. Zoned within the Office Residential District, the potential for redevelopment spans a wide spectrum of possibilities, promising enduring value and versatility. With a high Average Annual Daily Traffic (AADT) of approximately 15,000 vehicles per day and boasting impressive frontage, this property stands as a beacon of opportunity. Just a short distance from Central Avenue and surrounded by vibrant residential neighborhoods, it offers unparalleled convenience and accessibility. Don't miss out on this rare chance to elevate your business to new heights – contact us today to schedule an exclusive showing and seize this exceptional opportunity!



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