

Bradshaw-57.-3-5.11



August 14, 2018  
14,931  
0 0.04 0.08 0.10 mi  
0 0.05 0.1 0.2 km  
Override 1  
Parcels  
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## OTHER

754 Duanesburg Road, Rotterdam, NY, 12306

<https://stevehubbardrealestate.com>

**\$1,999,990**

Great investment opportunity on the outskirts of Albany. Located on route 7 (Duanesburg Road) and on the corner of I-90 & I-88 in Rotterdam. Excellent exposure and close to everything you would need to start or grow a business of any type. NYS Department of Transportation traffic counts are 42, 447 on I-90, 19, 163 on I-88 and 12, 555 on route 7. For a total of 74, 165 vehicles per day. Easy access. Take a look and give your business the best opportunity to flourish.

**MLS #:** 20232760

**Listing Category:** Commercial/industrial

**Acreage:** 22.96

**Age:** 61-100

**Zone:** Com

**Area:** 1 sq ft

**Year built:** 1900

## UTILITIES

**Water:** Municipal

**Sewer:** Septic In-ground

## EXTERIOR FEATURES

**Road Frontage:** State Road, Interstate

**Lot Dimensions:** Irregular

## LOCATION DETAILS

**Area/Town:**

**School District:**

**Directions:** On Route 7 (also Duanesburg Road) Off I-90 Exit 25 Or I-88 Exit 25a. The Property Is On The West Side Of The Road Bordered By I-90 & I-88.

## LISTED BY

**Office Name:** Win Morrison Realty

**Office 2 Name:** Win Morrison Realty

**Agent Last Name:** Carey

**Agent 2 First Name:** George William

**Agent 2 Last Name:** Graham

**Post Updated:** 2024-03-28 01:42:01



## CALL US NOW

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Property Management  
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