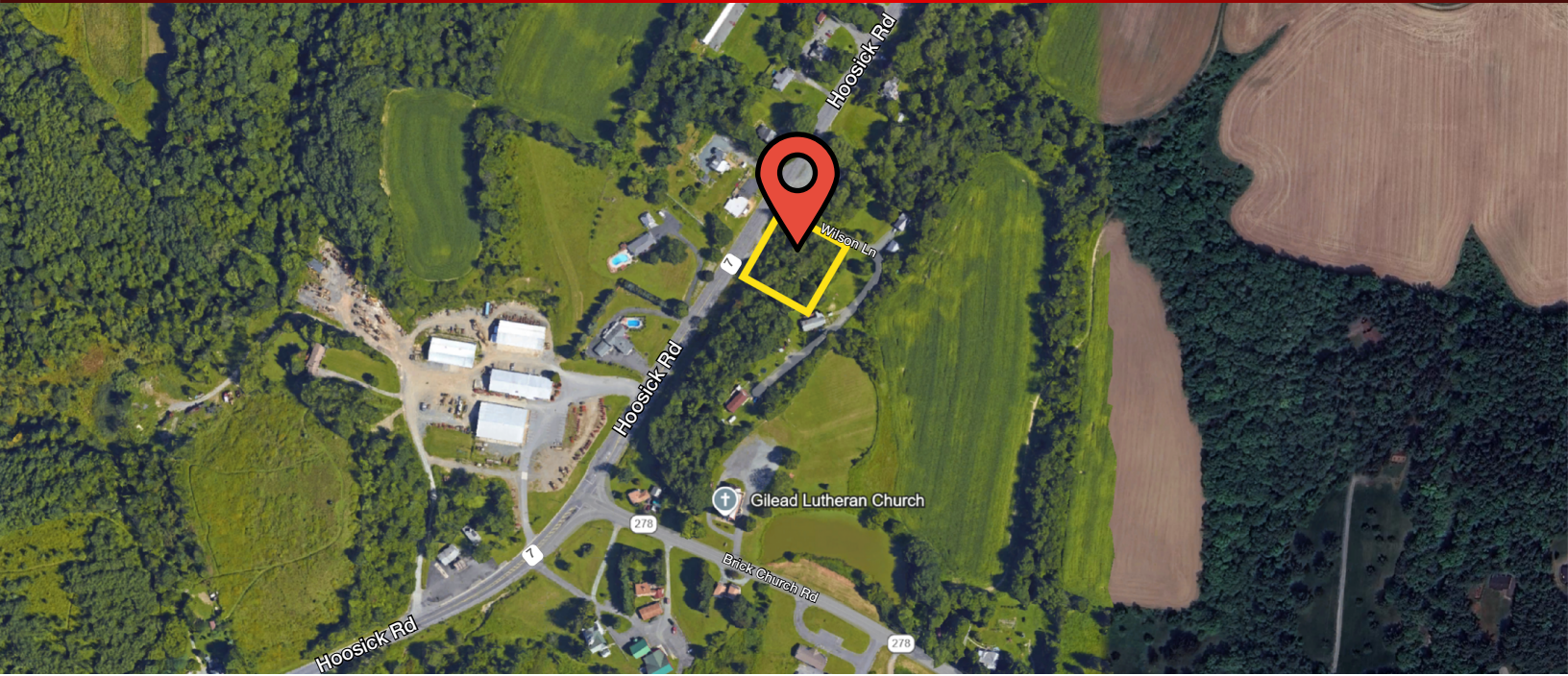


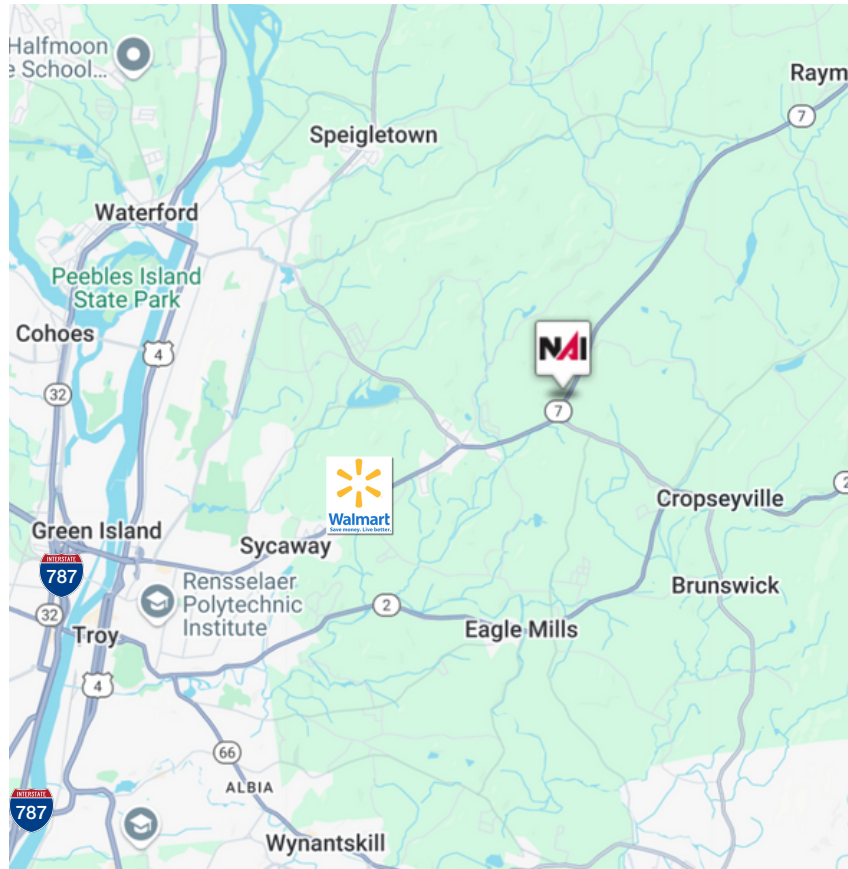
FOR SALE - Land on Hoosick Rd

1232 NY-7, Troy, NY 12180



Property Highlights

- Price: \$60,000
- Lot Size: 0.89 Acres
- Zoning: B-LO (Business Light-Overlay)
- Traffic Count: 10,455 AADT
- Established commercial corridor with national and local retailers nearby (Walmart, Hannaford, Dunkin', CVS, Planet Fitness).
- Rapidly growing residential base in the Town of Brunswick and eastern Rensselaer County.
- Located just minutes from downtown Troy and major commuting routes, this site is ideal for developers, investors, or owner-occupiers seeking a prominent presence in a thriving, high-traffic corridor.



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TroyCommercialRealEstate.com



Property Information

Prime Commercial Corner on Busy Hoosick Road – 1 Acre with 200' of Frontage.

Unlock the potential of this high-visibility 1-acre commercial parcel (38,768 SF) located at the signalized corner of NY Route 7 and Wilson Lane—one of the Capital Region's most heavily traveled east-west corridors. Boasting approximately 200 feet of road frontage and dual access from both Hoosick Road and Wilson Lane, the site offers superior ingress/egress and exceptional exposure.

Zoned Business Light-Overlay (BL-O) in the Town of Brunswick, the parcel allows for a variety of commercial uses, including: Retail (convenience store, specialty shops), Professional, or Medical Offices, Restaurant or Café, Personal Services (salon, fitness, pet care), Financial Institutions, Daycare, Studio, or Gallery, Small-Scale Mixed-Use Development.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.