

FOR SALE - +/-3.6 ACRES OF WATERFRONT LAND

50 Delaware Avenue, Cohoes, New York 12047



OFFERING SUMMARY

Sale Price:	\$964,900
Zoning:	MU-2
Parcel:	3.60 Acres
Road Frontage:	557'

POPULATION

1 Mile:	14,825
3 Mile:	75,490
5 Mile:	137,059

Property Overview

3.6 +/- Acres of Prime Hudson River Waterfront land. MU-2 zoning allows for uses such as: Tavern / Microbrewery, Nightclub, Office Building, Restaurant, Retail, Mixed Use, Medical Offices, Marina, Waterfront Retail Services, Multifamily, Professional Office, Hydroponics, etc. A great central Capital District location for much needed Workforce Housing. Consistent population increase since 2010. Property Owner will also consider a Joint Venture to co-develop the property or a Land Lease at \$85,000 per year NNN.



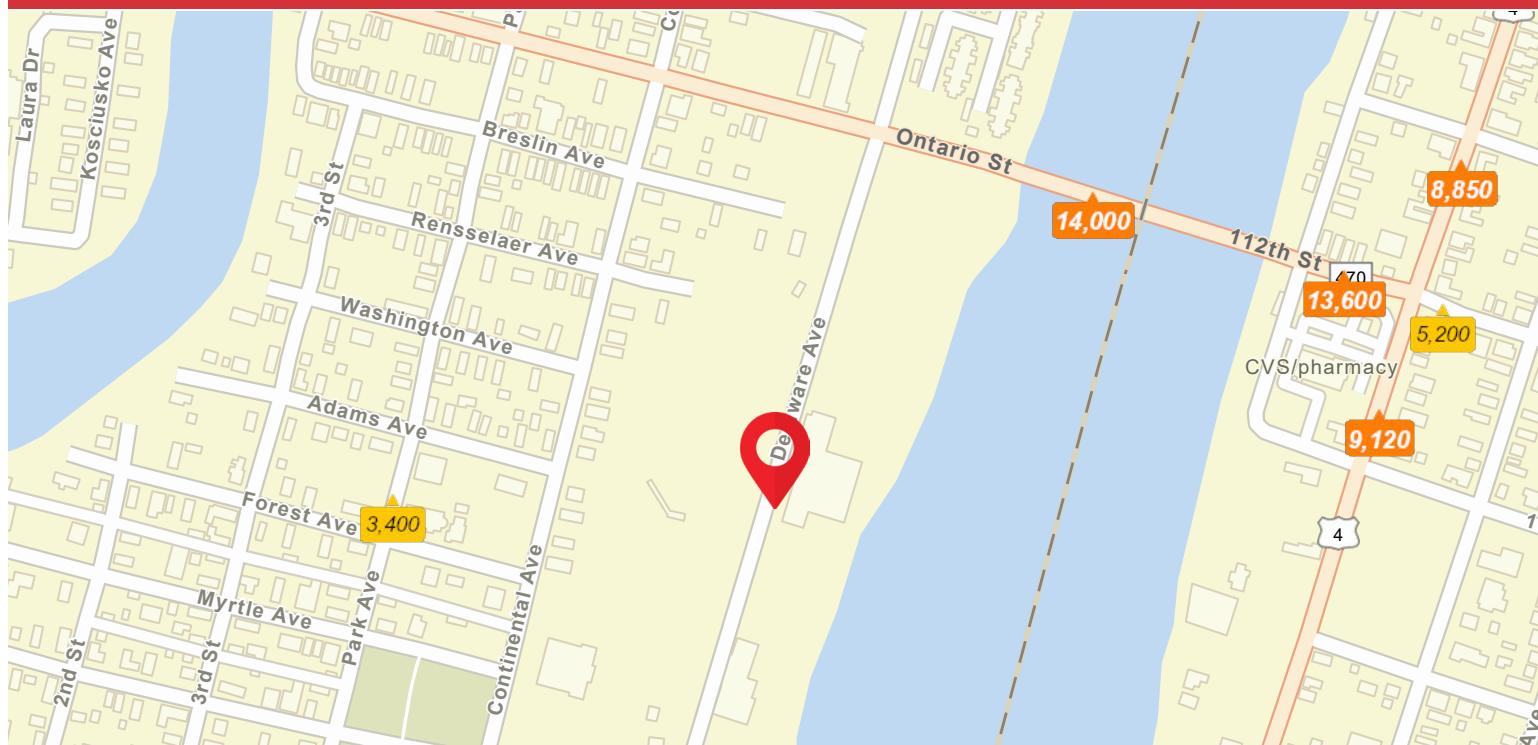
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TRAFFIC COUNT



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