

**FOR SALE**

**567 Watervliet Shaker Road Latham, NY 12110**



**PRICE:**

- \$725,000
- Deed restriction for no convenience store, coffee shop or deli

**FEATURES:**

- ±1920 SF of building
- .4 +/- acre parcel
- Parking for 18 +/- vehicles

**UTILITIES:**

- Municipal water and sewer

**TAX INFORMATION:**

- Tax ID #: 31.6-2-66
- 23 Gen Tax: \$2,867.56
- 23/24 School: \$4,853.78
- Combined Tax: \$7,721.34

**FINANCING:**

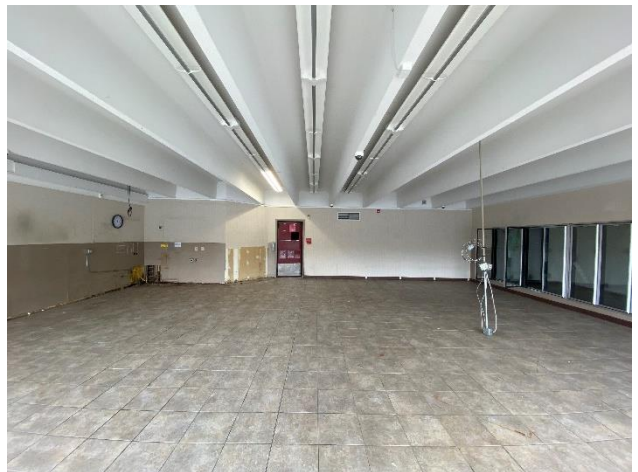
- Owner financing available
- No application fee/fast easy approval

**SUPPORT:**

- Contractor referrals
- Provide information for regulatory approvals

**ZONING:**

- C-1 – Commercial District



**CHUCK MARSHALL**

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