



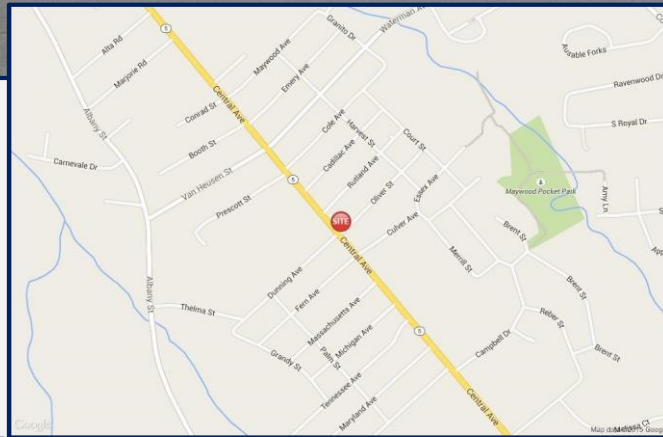
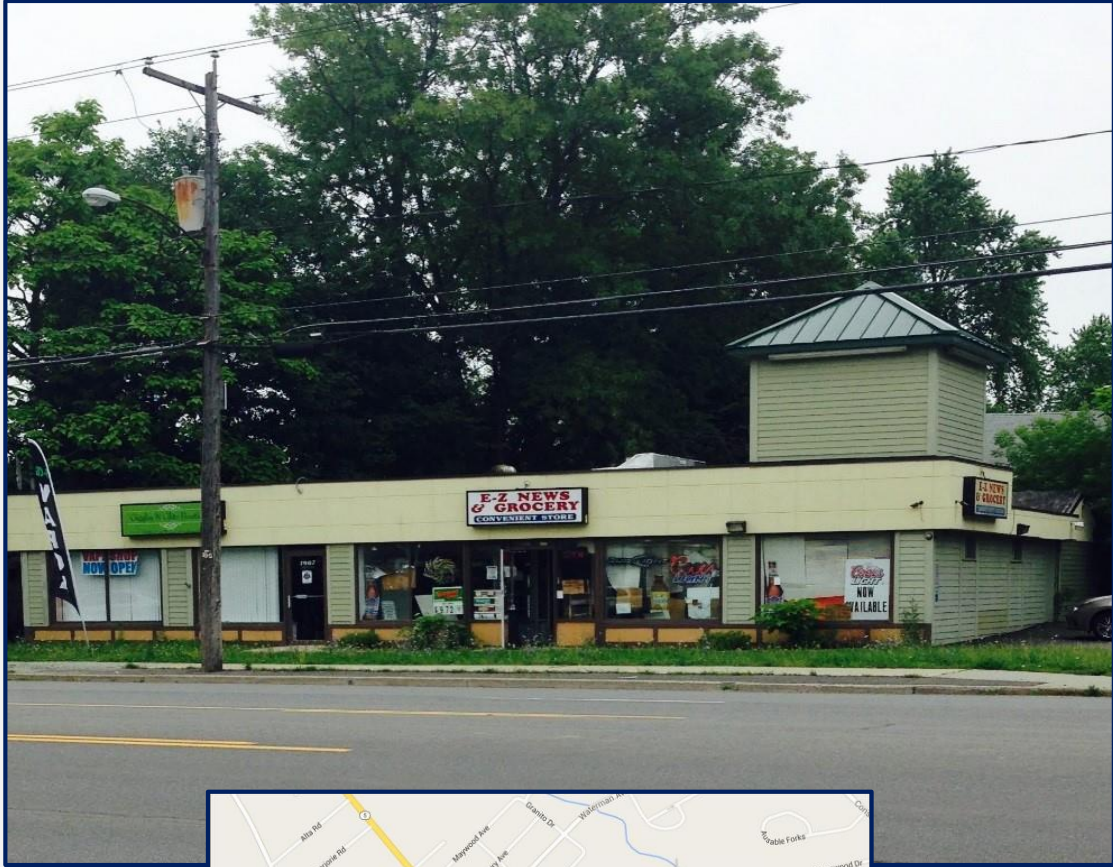
Vanguard-Fine, LLC

Commercial Real Estate Professionals  
www.vanguardfine.com

FOR SALE

1987 Central Ave  
Colonie, NY 12205

1987 CENTRAL AVE



Fully occupied office/retail property on Central Avenue between Rt. 155 and Balltown Road. Great for investment or owner occupancy. Great access, location, and visibility!!

**SPACE: RETAIL | OFFICE**  
Restaurant, Medical, Office, Finance Co.,  
Service Retail

**FOR SALE:**  
**\$195,000.00**

**DETAILS:**  
Plaza: 3,241 SF  
Traffic: 25,376 +/- VPD

	1mi	3mi	5mi
Population:	5,039	33,147	121,619
HHI:	\$67,258	\$79,232	\$72,947

*This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant.*

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MLS# 201500858

