

FOR SALE

# Prime Development Site

610-614 Boght Road, Cohoes, NY 12047



## PROPERTY INFO

- Two parcels totaling 1.38 acres on the highly trafficked corner of Boght Road and Route 9 with traffic light.
- Zoned NCOR.
- 245' frontage on Boght Road and 235' irregular frontage on Route 9.
- 21,306 AADT.

## 2023 Demographics

	1 Miles	3 Miles	5 Miles
Population	3,598	45,056	132,984
Average HH Income	\$177,770	\$109,689	\$107,509
Est. Adj. Daytime Demographics (16+)	2,012	29,486	93,099

TOTAL LOT SIZE: 1.38 Acres

PRICING: \$795,000.00

Doug Morabito  
Licensed Real Estate Agent



Value...through performance



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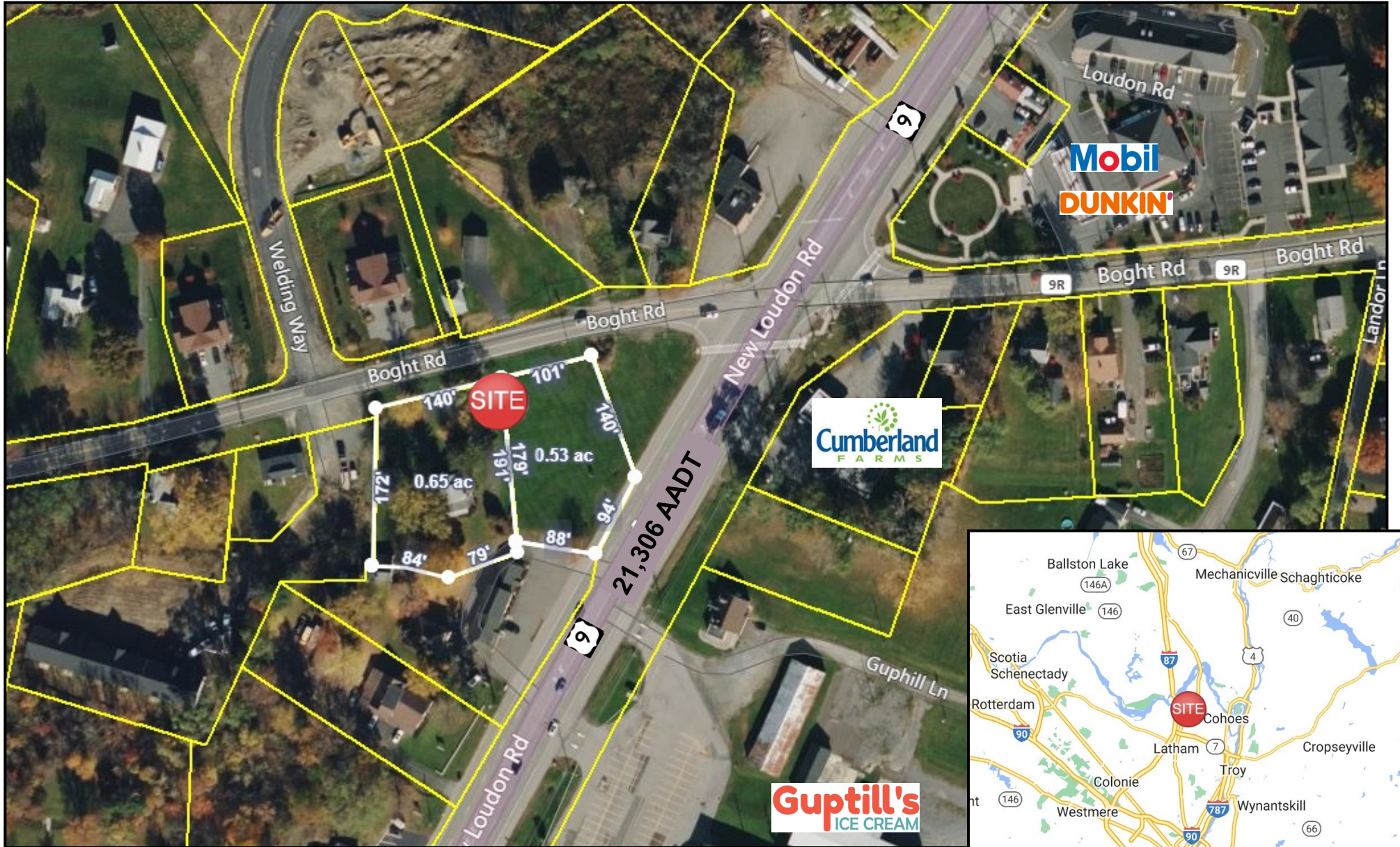


Route 9





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