

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.

2026 Demographics

	1 Miles	3 Miles	5 Miles
Population	3,709	45,688	135,819
Average HH Income	\$177,527	\$115,837	\$113,819
Est. Adj. Daytime Demographics (16+)	2,195	30,269	95,040

TOTAL LOT SIZE: 1.38 Acres **PRICING:** \$795,000.00

Doug Morabito
Licensed Real Estate Broker

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Value...through performance

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Route 9



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