

FOR SALE or LEASE

2123 River Road

Niskayuna, NY 12309



PROPERTY INFO

- Prime commercial opportunity along highly desirable River Road corridor in Niskayuna.
- Strong visibility with convenient access to Route 7, I-890, and surrounding Capital Region markets.
- Located in a well-established, affluent residential area with strong demographics.
- Ideal for office, medical, or service-oriented users.
- Flexible layout potential to accommodate a variety of business needs.
- Freestanding 9,704 SF medical/office building.
- Former medical office with existing exam rooms and infrastructure.
- Move-in ready for healthcare users.
- Excellent parking.

CALL FOR PRICING

518-496-8523

2026 Demographics

	1 Mile	3 Miles	5 Miles
Population	6,929	61,954	148,391
Average HH Income	\$143,339	\$119,698	\$120,681
Est. Adj. Daytime Demographics (16+)	3,865	54,268	103,256

BUILDING SIZE

- 9,704 SF

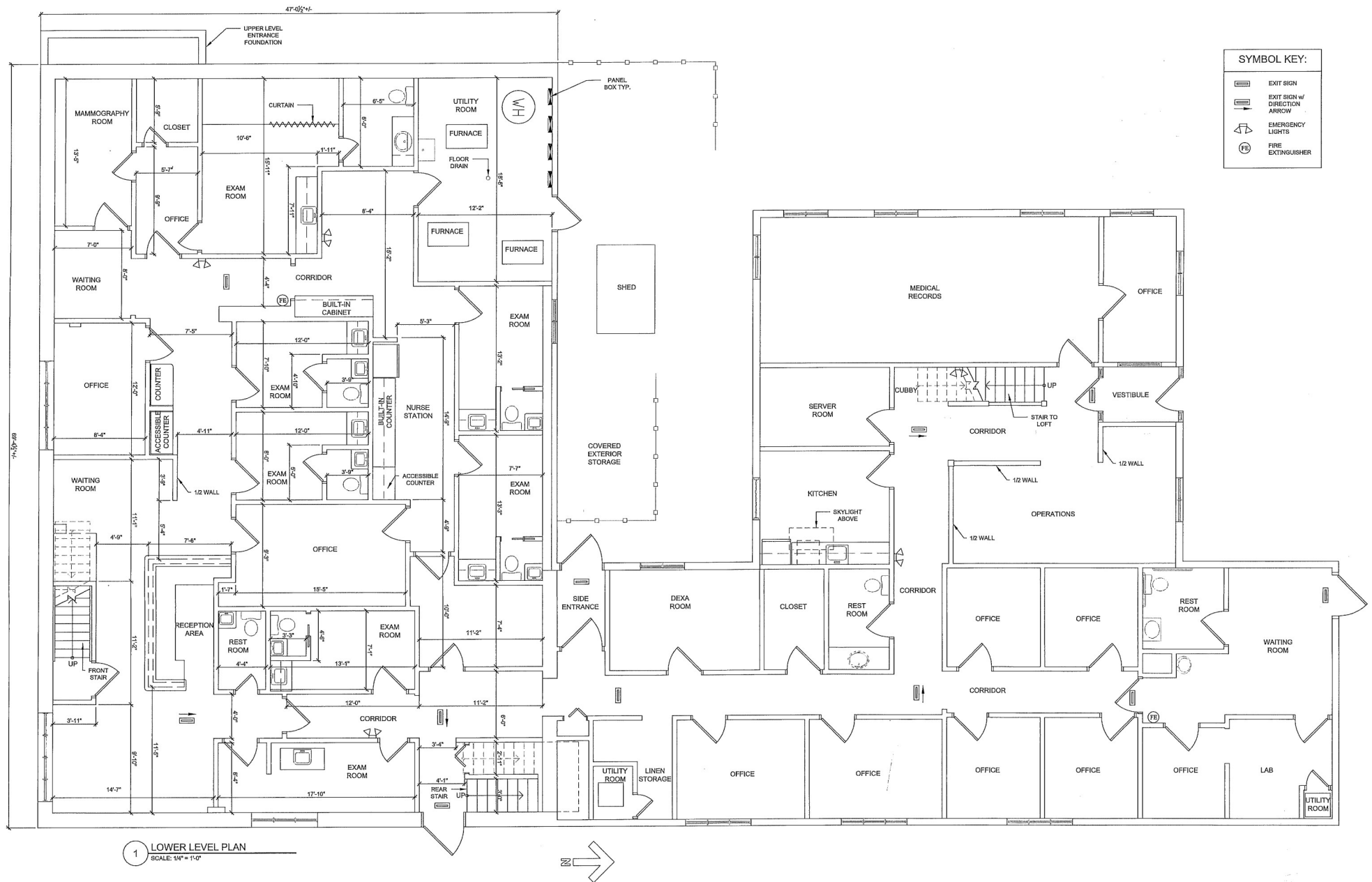
PROPERTY SIZE

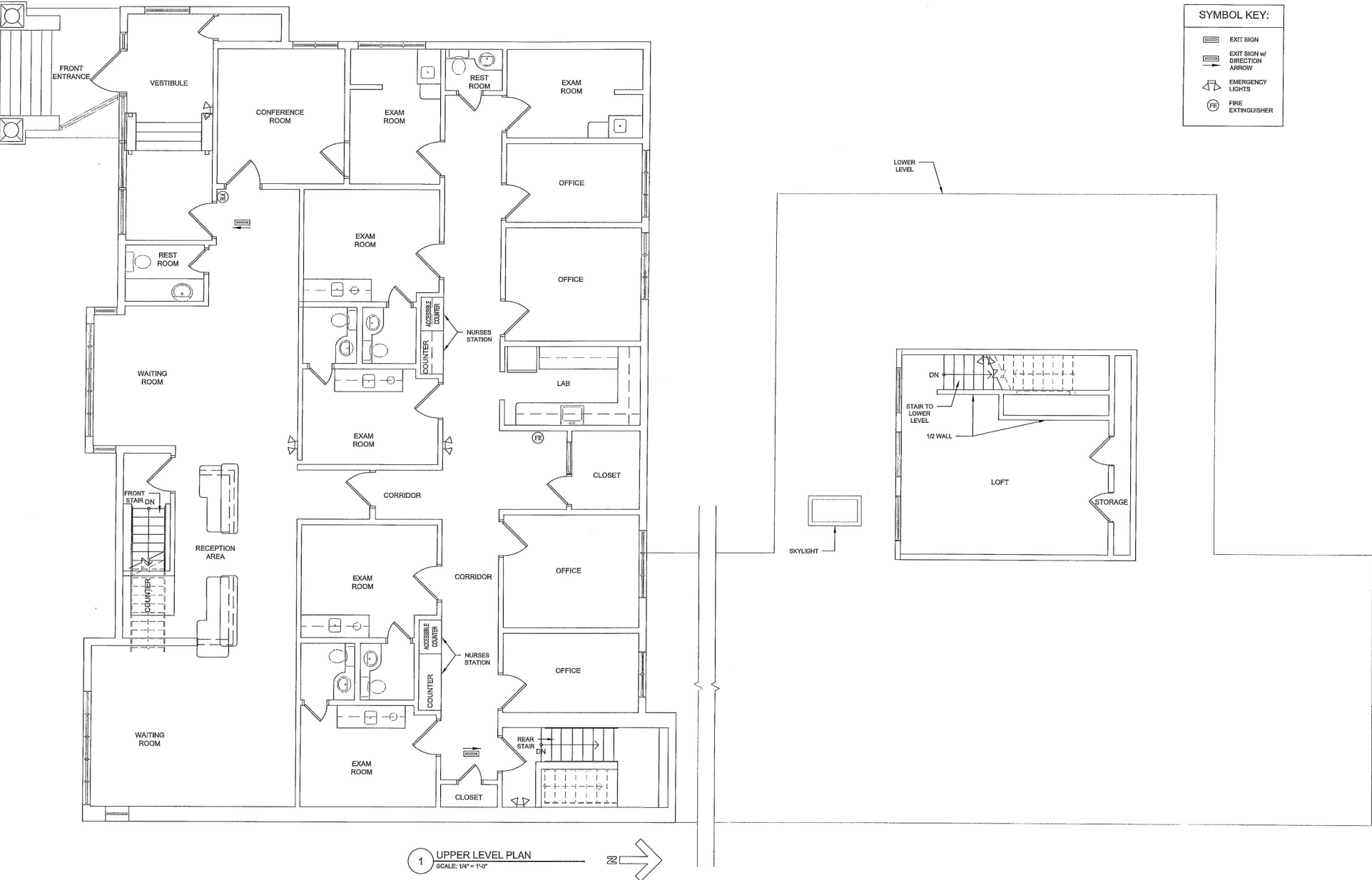
- 1.01 Acres

Vlad Goykhman, Senior Associate, Associate Broker
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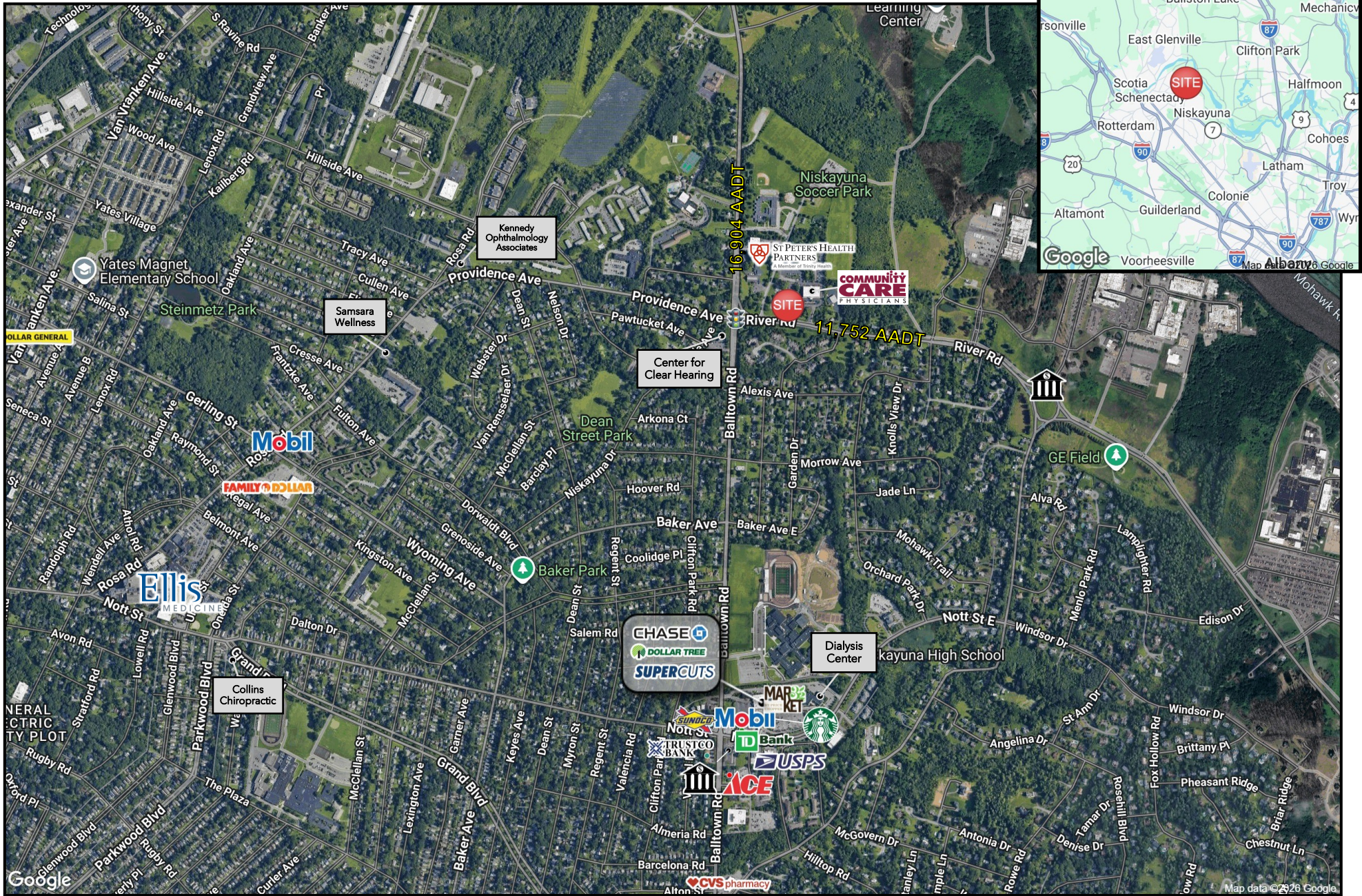


Value...through performance





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