



New Listing

MLS#: **S1682611 Commercial/Industrial**
6700 Dunnsville Rd
County: **Albany** Zip: **12009**
Town/City: **Guilderland** Pstl City: **Altamont**
Area #: **Guilderland-013089**

List Price: **A-Active \$5,900,000**
Acres: **162.00**
Cross St: **Route 146**
Lot Front: **2,900**
Lot Depth: **3,200**
Lot Shape: **Irregular**
Lot #:
Gr SqFt: **44,000**
Trans Type: **Sell**
Year Built: **1999**
Yr Blt Desc: **Existing**
Photo: **45**

Subdivision:
TxMap#: **013089-025-000-0002-034-012-0000**
Addl TxMap#:
City Nghbrhd:
School Dist: **Guilderland**
High School:
Middle School:
Elem School:

Waterfront/Water

Waterfront: **Yes/River/Stream/Creek** Island/Name: **No** Riparian Rgts:
Name: **Bozen Kill** Footage: **1,600**
Water Frontage Access:

General Information

Category: **Business Opportunity, Commercial, Mixed Use, Other - See Remarks** Tot Units: Office SqFt:
Sale Incl: **Land, Building and Business** # Stories: **2.0** Manuf SqFt:
Type Bldg: **Other - See Remarks, Residential, Restaurant / Food, Retail, Special Use** # Bldgs: **6** Res SqFt:
Bus Name: **Altamont Orchard** Franchise: **No** Retail SqFt:
Bus Type: **Orchard & golf course** Avail Prkg: **200** Leased SqFt:
Elec Svc: Mx Ceil Hgt: Whrse SqFt:
Prop Use: Mx OH Dr: Vacant SqFt:
Location: **Agricultural District, Other - See Remarks**
Floor: **Carpet, Concrete, Other - See Remarks** Basement:
Parking: **200**
Zoning: **RA3** Loading:

Public Remarks: **An extraordinary offering in the heart of the Helderberg foothills, Altamont Orchards represents over 57 years of family farming legacy and one of the most diverse, income-producing agricultural estates in Upstate New York. Situated on historic land deeded as far back as 1792, this multi-faceted property delivers rare depth across hospitality, recreation, retail, and agricultural operations. This remarkable offering encompasses a spectacular working orchard, a beloved farm market and farm stand complete with a bakery, specialty foods, greenhouse, and gift shop, all drawing loyal customers season after season. A craft brewery tenant operating on-site adds yet another layer of energy and income to an already exceptional portfolio and a private residential home provides a live-where-you-work lifestyle on this compound. And then there's the crown jewel, the adjacent Orchard Creek Golf Course, an acclaimed 18-hole championship par-71 public course and proud recipient of NYS Course of the Year. Host unforgettable gatherings here in the three-season banquet space, welcome diners to the full-service Cider House Restaurant, and entertain guests in the signature clubhouse. From dining to pick-your-own apple experiences to championship golf and grand event hosting, this is the rare property where history, community, and opportunity converge. The next steward of this property inherits not just land, but a legacy generations in the making. Also listed as lot/land S1684716**

Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From Guilderland head west on Route 20/Western Ave for about 6 miles. Turn left onto NY 397S/Dunnsville Rd for about 1.3 miles. Property is on the left**

Utilities Information

HVAC Type: **Other - See Remarks** Sewer/Water: **Other - See Remarks, Public Water Connected, Septic System**
HVAC Fuel: **Other - See Remarks** Boiler Type:
Electric: **Connected** Insulation: **Other**
Energy Eqpt: **Other** Septic Location:
Type of Well: Well Location:
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Additional Information

Living Qtrts: **Yes/Detached**
Available Docs: **Aerials**
Bldg Misc:
Public Trans:
Total # Residential Units: **1** Constr Mtrls:
Roof: **Other - See Remarks**
Studio: Docks: Yrs Estb: Accessibility:
1 Bed: Rooms: Seat Cap:
2 Bed: Trk Bays: Seller Desires: **Cash, Other - See Remarks**
3 Bed: **1** Employees:

Financial Information

| | | | | |
|-----------------|---------------------------------------|-----------------------------|--------------------|--------------------------------|
| Possible Fin: | Cash, Commercial Loan, Other - | Type of Sale: | Normal | |
| | See Remarks | | | |
| 1st Mtg Bal: | \$0 | Equity: | \$5,900,000 | Town/Cnty Tax: \$16,187 |
| 2nd Mrt Bal: | \$0 | Tax Info: | | City/Vil Tax: \$0 |
| Assess Val: | \$3,114,300 | Annl Spc Assess: \$0 | | School Tax: \$60,482 |
| Gross Annl Inc: | | Net Op Income: | | Total Taxes: \$76,669 |
| Annl Op Exp: | | | | |
| Inc/Exp Info: | May Show Books | | | |
| Op Exp Incl: | Other - See Remarks | | | |
| Closed Date: | | Sale Price: | | DOM: 2 |

Caleb Shoemaker
Not Licensed

MLS#: **S1682611**
Canaan Realty
8645 E. Seneca TNPk Manlius, NY 13104



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