

Commercial Real Estate

Clifton Park gas station and retail redevelopment lands \$4M loan

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The owner of a gas station and commercial building just off Route 146 in Clifton Park has approval to construct a new retail building.

MICHAEL DEMASI / ABR



By [Sam Raudins](#) – Reporter, Albany Business Review
Jul 1, 2025

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Story Highlights

- Owner of Clifton Park gas station property gets \$3.9M loan for redevelopment.
- Approved project includes demolishing plaza and construction of new gas station and retail building.
- Owner's family bought the property in 2022 after leasing since 2008.

The owner of a prominent Clifton Park property has landed \$3.9 million in financing for a retail redevelopment project.

The planned development at the corner of Fire Road and Route 146 in Clifton Park – right off the Interstate 87 Exit 9 northbound off-ramp – got final site plan approval in April 2024. That property includes a gas station and retail plaza.

Erin Ozbay is the owner of the property through 4 Fire Road Clifton Park LLC, which closed on a \$3.9 million building loan from Pioneer in early June.

According to the gas station's social media, the fueling station and retail plaza are closed for construction as of June 5.

Ozbay owns and operates two USA Gas stations – the one at 4 Fire Road and 991 Route 67 in Ballston Spa.

The Clifton Park project includes the demolition of the plaza and the construction of a new 8,000-square-foot mixed-use building with a canopy above the pumps of the USA Gas station. There will be six pumps with 12 nozzles.

The plaza's tenants had included Veneto's Pizza and Pasta and Hans Laundromat and Dry Cleaners. It's not clear if they will continue to be tenants in the new building. Both businesses are listed online as temporarily closed.

The convenience store for the USA Gas station will occupy 5,000 square feet or less in the new plaza.

Ozbay has been [pursuing the redevelopment of the plaza since May 2023](#). His family had leased the gas station/convenience store since around 2008. They bought the property in 2022.

Ozbay did not respond to requests for comment.

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