



Property Description

55,710± SF in downtown Albany available for lease or sale. This is an excellent opportunity for owners, users, or developers. Property owner will consider a partnership with a developer for equity stake in the building.

Highlights

- 3 story building
- 18,770± SF floor plates
- 5 inch thick poured concrete floors with rebar
- Shared alley walkway on Steuben Street



Demographic	1 Mile	3 Miles	5 Miles
Population	24,142	104,415	182,760
Households	11,771	45,401	75,198
Average HH Income	\$51,901	\$66,816	\$81,635
Total Businesses	2,085	4,821	7,530
Total Employees	53,886	142,924	188,210
Source: ESRI, 2019			

Traffic Counts	
North Pearl Street & Columbia Street	8,250 AADT
State Street & North Pearl Street	16,391 AADT
Source: NYS DOT, 2019	

For more information, please contact:

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Site Information

PROPERTY SUMMARY

Property Type: Commercial

Tax ID: 76.34-3-5

Acres: 0.45±

Zoning: C-3

BUILDING CHARACTERISTICS

Year Built: 1920

Construction: Brick

Roof Type: Rubber

BUILDING CHARACTERISTICS (cont'd)

Total Building SF: 55,710±

Available SF: 55,710±

Parking: Public/Street

AMENITIES

Water: Municipal

Sewer: Municipal

Heat: Central Air

AC: Central Air

