

**FOR
SALE**

117 N LAKE AVENUE

ALBANY, NEW YORK

DOWNTOWN ALBANY INVESTMENT OPPORTUNITY



+/- 2,400 SF MIXED USE RETAIL SPACE W/ 2 BEDROOM APARTMENT

GREAT OWNER OCCUPANT OPPORTUNITY

PREVIOUSLY RESTAURANT/BAR/LOUNGE WITH
KITCHEN EQUIPMENT INCLUDED

LOCATED IN THE HEART OF RAPIDLY GROWING
DOWNTOWN ALBANY

STEPS TO NUMEROUS HOTELS, RESTAURANTS,
BARS & ENTERTAINMENT

POTENTIAL FOR RESTAURANT / BAR / RETAIL /
RESIDENTIAL USE PER CURRENT MIXED-USE CENTRAL
AVENUE(MU-FC)

**FOR MORE
INFORMATION
PLEASE
CONTACT**

KYLE J. BRADLEY, CPA
Real Estate Salesperson
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

FOR SALE

\$229,000



Adding Value Through Professional Real Estate Services

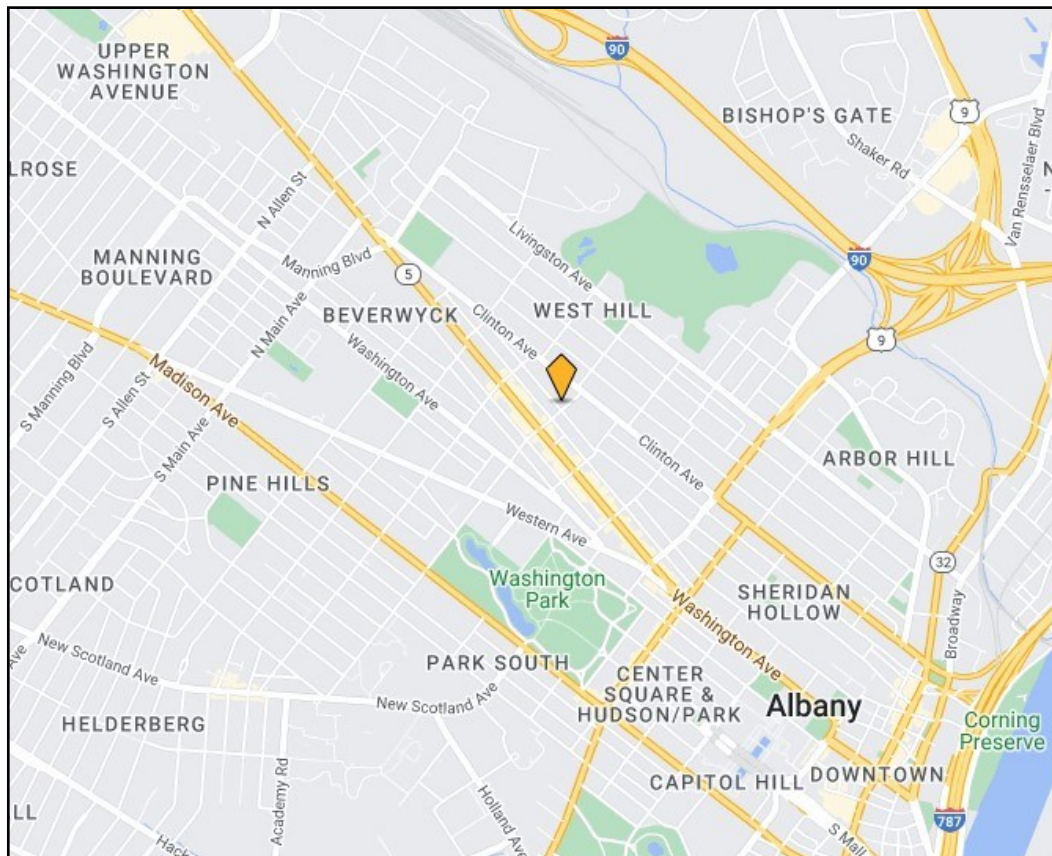
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Readers are advised to investigate and verify same prior to entering into a transaction.

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ALBANY, NEW YORK

LOCATION



PROPERTY DETAILS

- +/-2,400 Square Feet
- Two (2) Stories
- +/-0.04 Acres
- Mixed-Use, Central Avenue Zoning (MU-FC)
- Rubber Roof
- Municipal Water & Sewer
- 3 Car Garage
- Natural Gas
- 2021 Taxes: \$2,540.77

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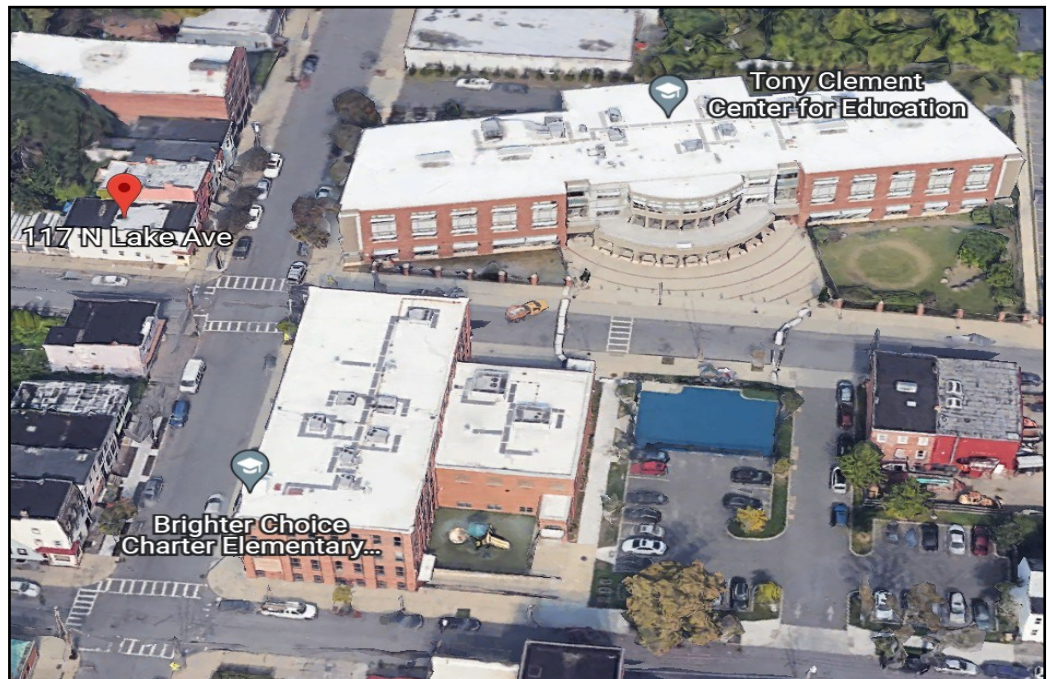
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PARCEL
MAP



BIRD'S EYE
VIEW



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EXTERIOR



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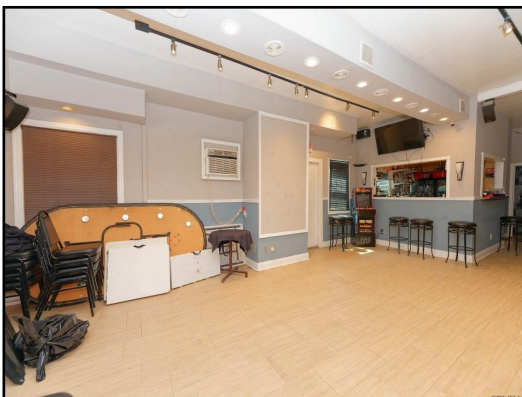
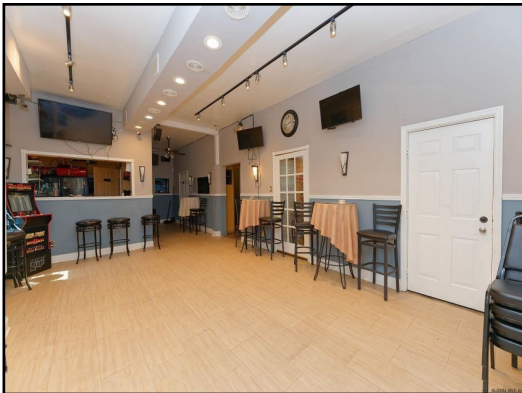
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FIRST
FLOOR



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117 N LAKE AVENUE

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SECOND
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