

**FOR  
SALE**

# 11 SPRING STREET

ALBANY, NY 12210

## **CENTER SQUARE MULTI-FAMILY DEVELOPMENT OPPORTUNITY**



### **SPRING STREET APARTMENTS**

**DEVELOPMENT PLAN REVIEW (DPR) APPROVAL IN PLACE FOR A 19 UNIT,  
5 STORY MULTI-FAMILY APARTMENT BUILDING**

**(7) ONE BED / ONE BATH UNITS AND (12) STUDIOS**

**LOCATED BETWEEN LARK STREET AND DOVE STREET WITHIN ONE OF THE  
MOST DESIRABLE RESIDENTIAL NEIGHBORHOODS IN THE CAPITAL DISTRICT**

**STEPS FROM WASHINGTON PARK, THE NYS STATE CAPITOL AND NYS  
EMPIRE STATE PLAZA**

**3,552 SF LOT  
0.081 ACRES**

**CURRENTLY A (10) SPACE PARKING LOT GROSSING \$18,000 PER YEAR**

**MIXED-USE COMMUNITY URBAN (MU-CU) ZONING**

**MUNICIPAL WATER & SEWER**

**FOR SALE**

**\$475,000**

**\$25K PER UNIT**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

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AERIAL  
VIEW



INCREDIBLE  
LOCATION



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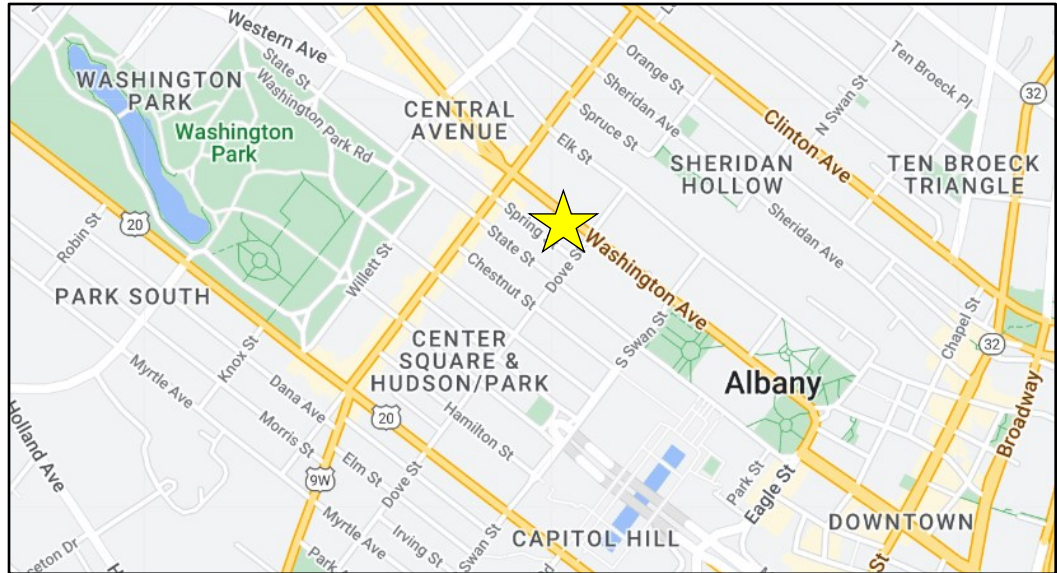


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## LOCATION



## TAX MAP



SITE PLAN  
SCALE: 1" = 30'-0"



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SPRING  
STREET  
ELEVATION



SPRING STREET ELEVATION  
SCALE: 1/4" = 1'-0"

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SPRING  
STREET  
ELEVATION



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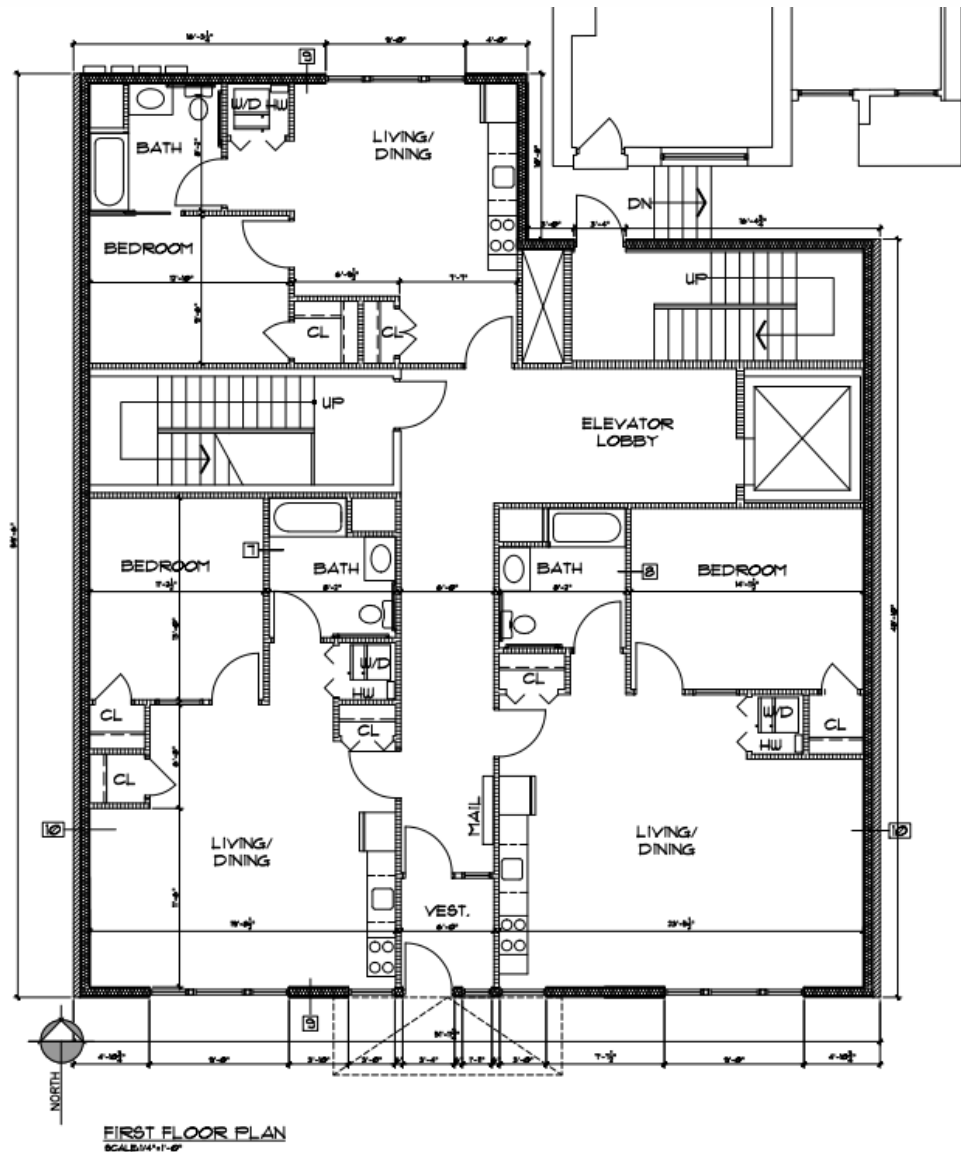
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FIRST  
FLOOR  
PLAN



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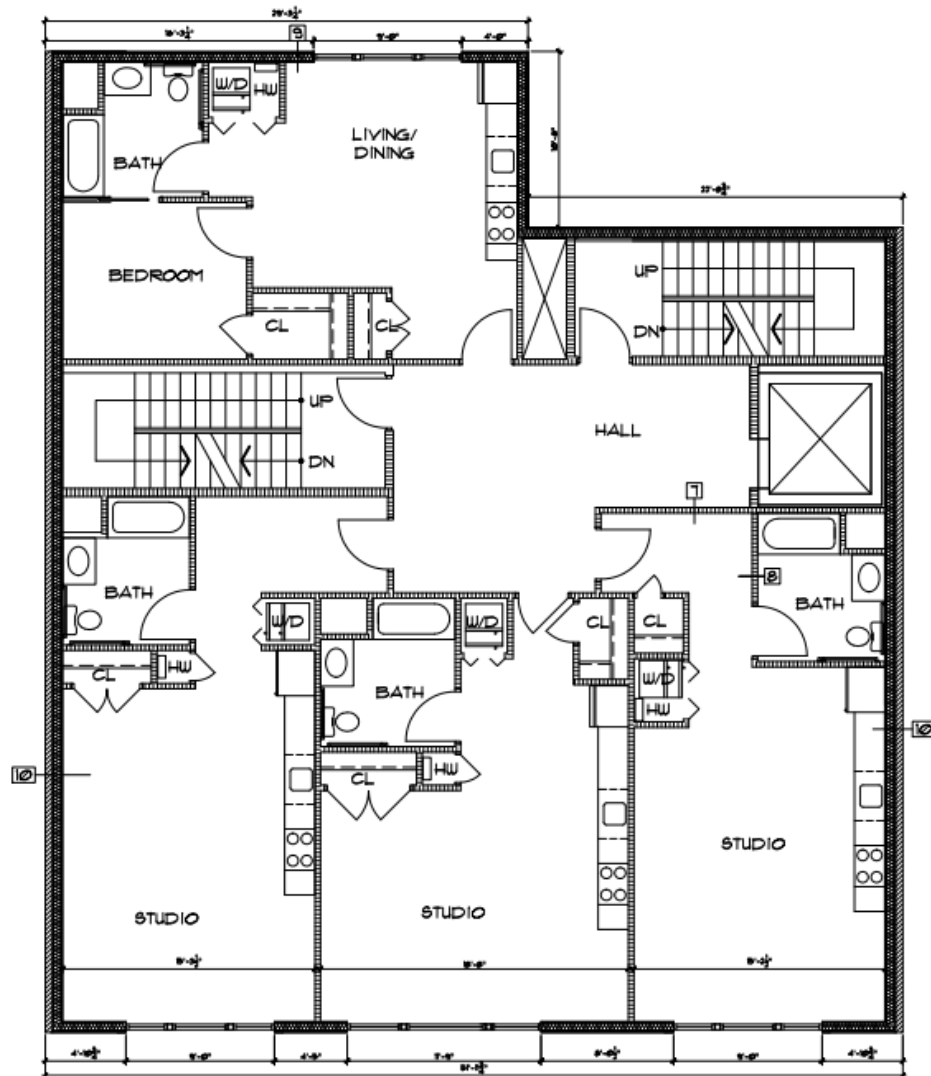
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SECOND  
FLOOR  
PLAN



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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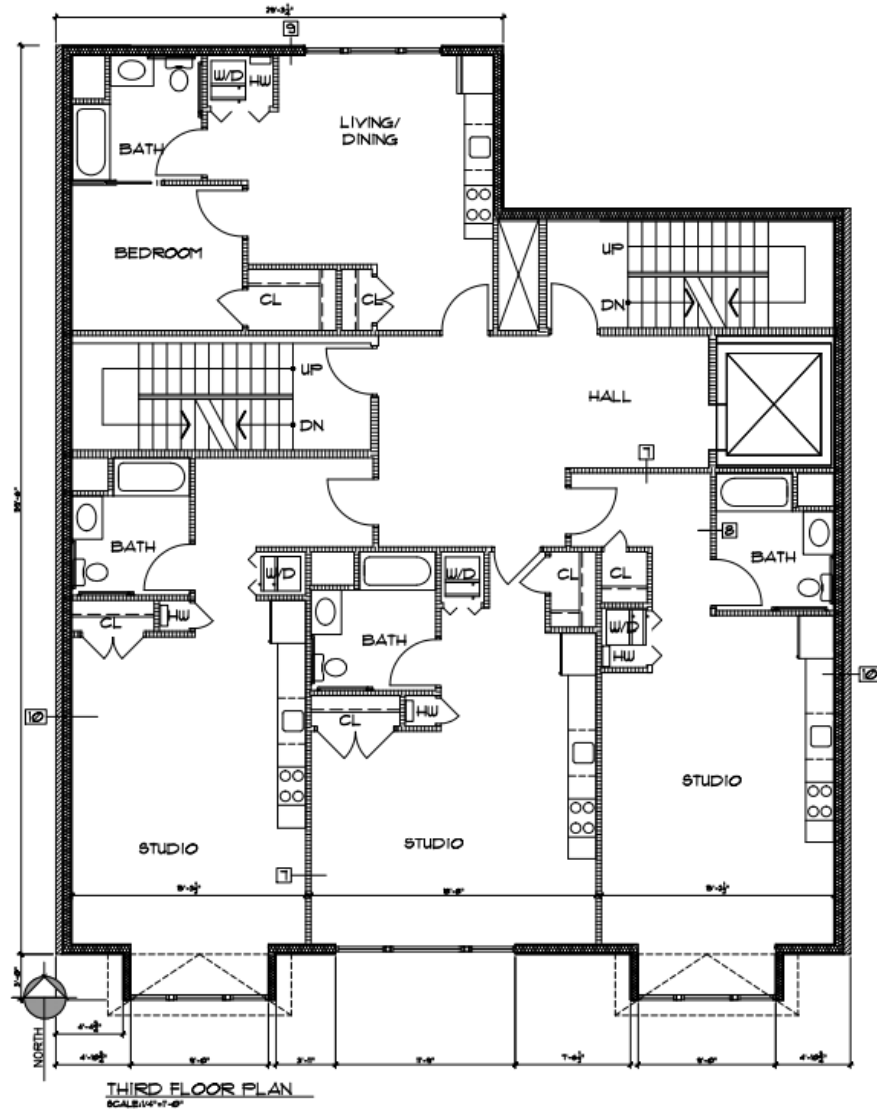
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THIRD  
FLOOR  
PLAN



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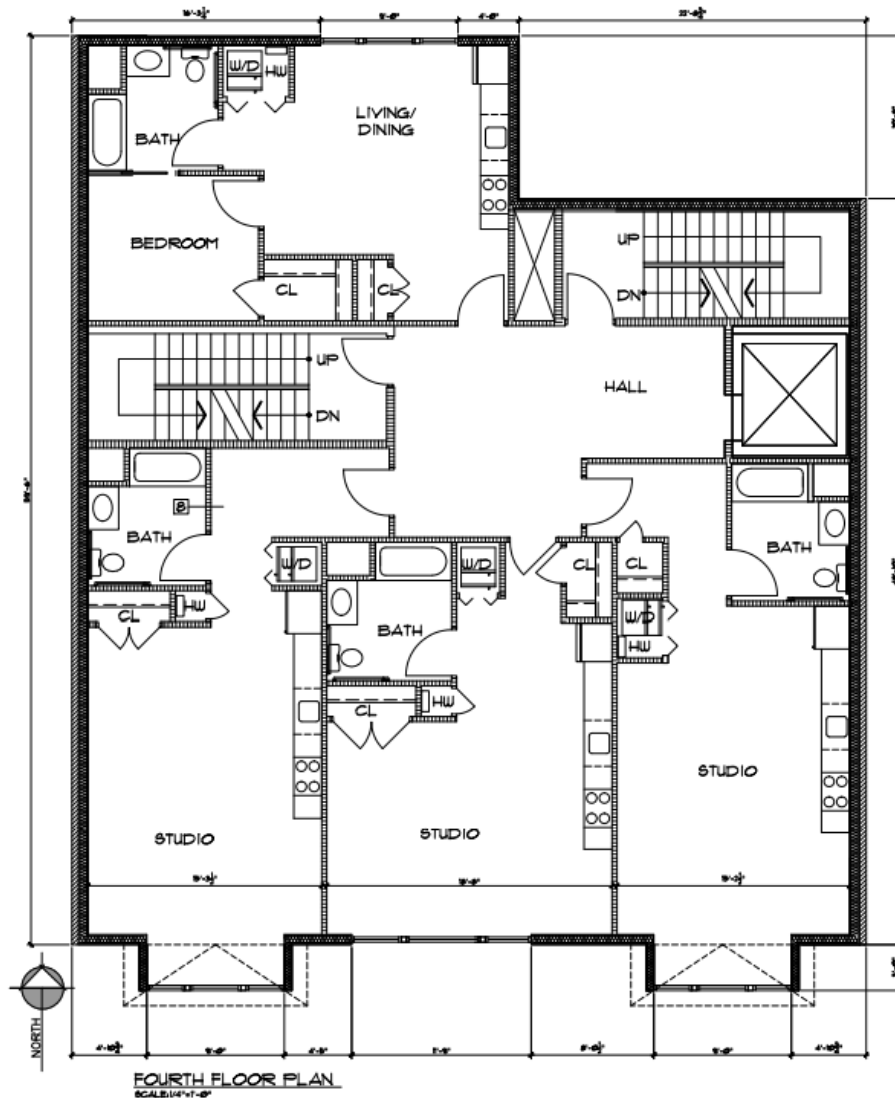


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FOURTH  
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PLAN



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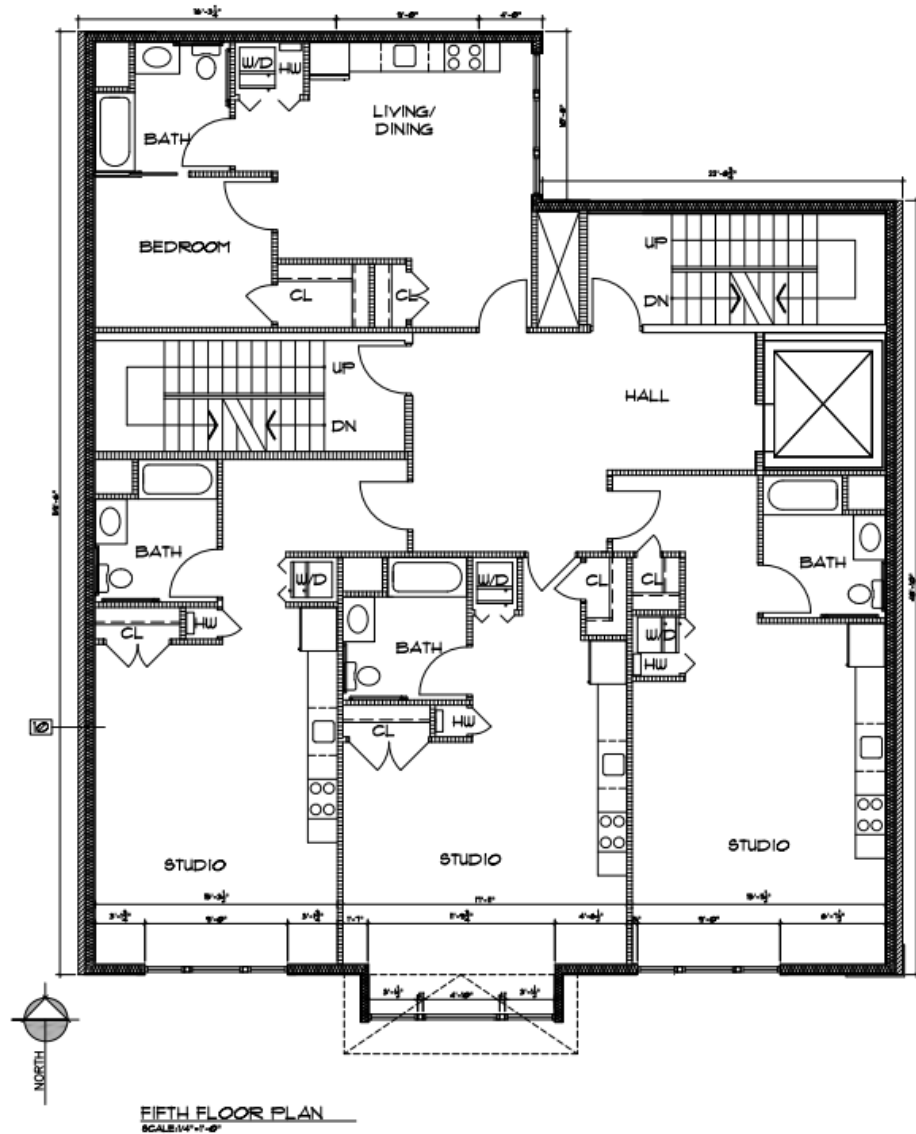
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FIFTH  
FLOOR  
PLAN



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## PHOTOS



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# WASHINGTON AVENUE

CURB LINE

CONCRETE SIDEWALK

CONC. & STONE STEPS

141.37' TO INTERSECTION WITH WESTERLY STREET LINE OF DOVE STREET 140.52' DEED REFERENCE

25.00'

83.00'

76.00'

83.00'

140.00'

STEPS TO BASEMENT

166 WASHINGTON AVENUE

3 STORY BRICK BUILDING

3 STORY BRICK BUILDING

1 STORY CONCRETE BLOCK BUILDING

CHAIN LINK FENCE

PADS CONC.

33.00'

23.25'

7.00'

25.00'

BILCO DOOR

2 STORY BRICK BUILDING

1 STORY BRICK BUILDING

STEPS CONC.

7.00'

25.00'

90°25'

90°25'

PAD CONC.

7.00'

57.00'

PROPOSED PROPERTY LINE

STOCKADE FENCE

CHAIN LINK FENCE

64.00'

196'

ASPHALT PAVEMENT

PROPOSED 11 SPRING STREET

195'

58.00'

WROUGHT IRON FENCE

CONC STEPS

1 CONCRETE SIDEWALK

POLE

194'

CURB LINE

8" WATER MAIN

15" V.P. COMBINED SEWER

ASPHALT PAVEMENT

66" RIGHT-OF-WAY

CURB LINE

OSM

OSM

194'

OSM

SPRING STREET



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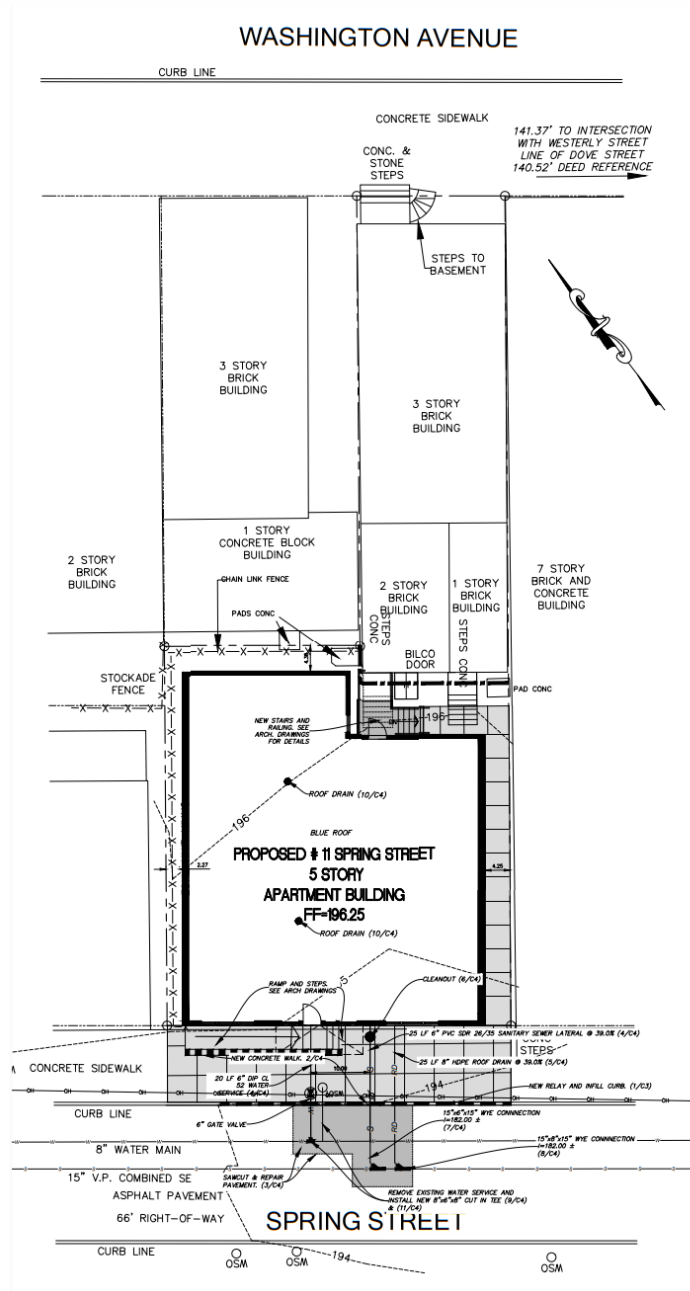


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## SITE PLAN



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## DEMOS

### Population

|                 | 2 mile | 5 mile  | 10 mile |
|-----------------|--------|---------|---------|
| 2010 Population | 80,313 | 180,413 | 384,023 |
| 2022 Population | 77,219 | 178,593 | 383,631 |

### Households

|                 | 2 mile | 5 mile | 10 mile |
|-----------------|--------|--------|---------|
| 2010 Households | 34,797 | 75,409 | 159,453 |
| 2022 Households | 33,512 | 74,645 | 159,337 |

### Income

|                         | 2 mile   | 5 mile   | 10 mile  |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$60,269 | \$83,194 | \$89,661 |
| Median Household Income | \$41,726 | \$62,876 | \$69,446 |

### Housing

|                   | 2 mile    | 5 mile    | 10 mile   |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$154,562 | \$220,311 | \$232,709 |
| Median Year Built | 1947      | 1953      | 1958      |

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