

**FOR  
SALE**

# 141 WASHINGTON AVENUE

ALBANY, NY

## **HISTORIC DOWNTOWN REDEVELOPMENT OPPORTUNITY**



## **THE UNIVERSITY CLUB OF ALBANY**

**18,924 SF HISTORIC SOCIAL CLUB**

LOCATED IN THE HEART OF DOWNTOWN ALBANY

ONLY STEPS FROM THE NYS CAPITOL

OWNER OCCUPIED AND METICULOUSLY MAINTAINED

IDEAL FOR APARTMENT, OFFICE, CO-WORKING CONVERSION

OPPORTUNITY TO LEASE BACK A PORTION OF THE BUILDING  
TO THE UNIVERSITY CLUB TO REMAIN AS A TENANT

PRIVATE BOWLING ALLEY IN LOWER LEVEL

QUALIFIES FOR HISTORIC REHAB TAX CREDITS

ELIGIBLE FOR OPPORTUNITY ZONE BENEFITS

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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

**FOR SALE**  
**\$1,100,000**  
**\$58 PSF**



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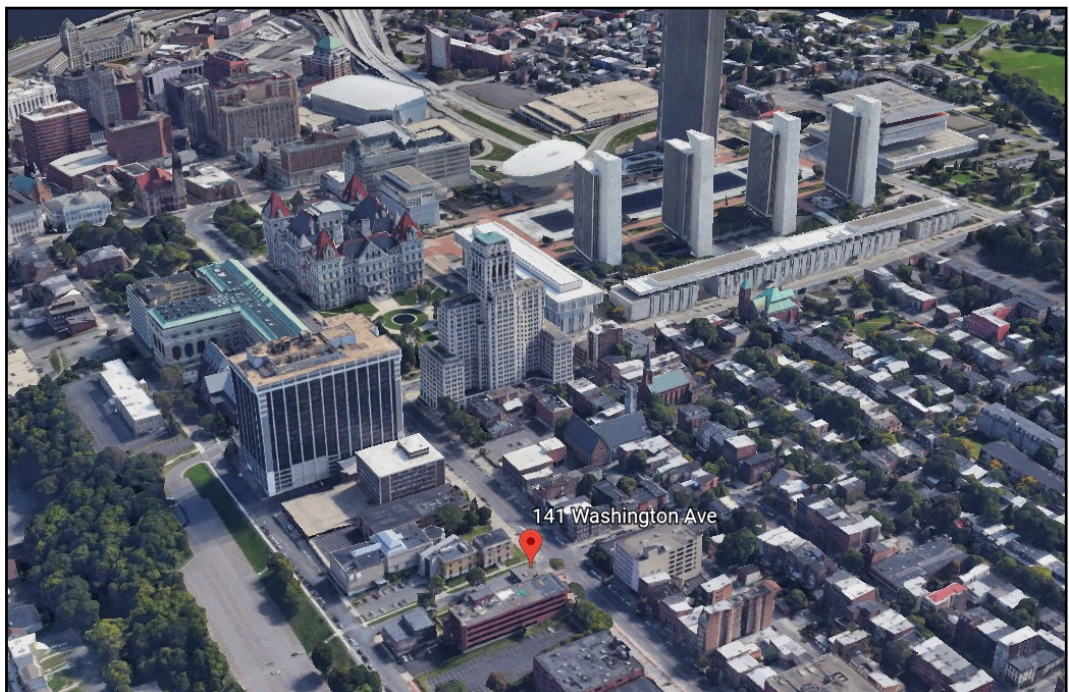
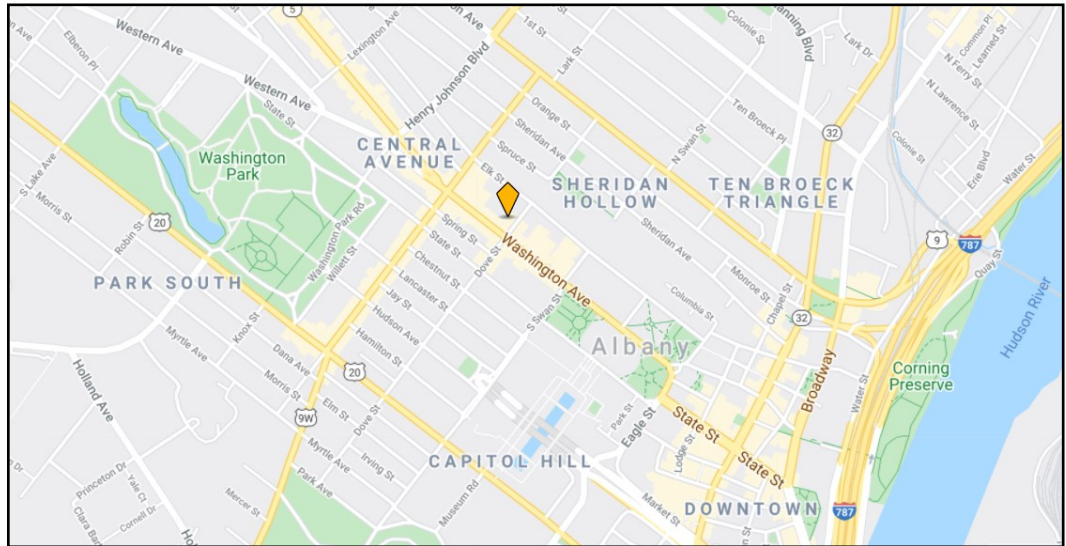
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## LOCATION



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## PROPERTY DETAILS

- 18,924 TOTAL SQUARE FEET
- SINGLE TENANT BUILDING
- 0.27 ACRES
- MIXED-USE COMMUNITY URBAN ZONING (MU-CU)
- ORIGINALLY CONSTRUCTED IN 1925
- MASONRY CONSTRUCTION
- RUBBER ROOF
- FOUR (4) STORIES
- TAXES: \$33,571.95 (\$1.77 PSF)
- MUNICIPAL WATER & SEWER
- 50' OF FRONTAGE ALONG WASHINGTON AVENUE
- 230' OF FRONTAGE ALONG DOVE STREET
- ACROSS FROM THE ALBANY INSTITUTE OF HISTORY & ART
- DIRECTLY ON PUBLIC BUS ROUTE



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PHOTOS



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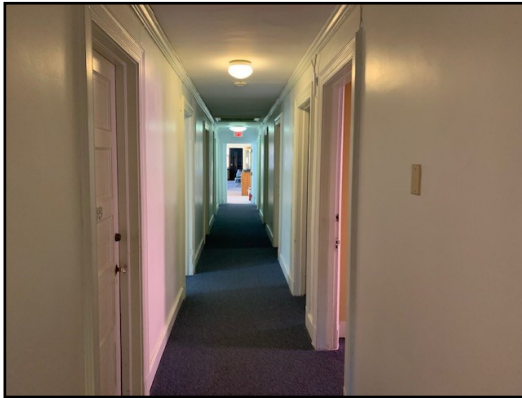


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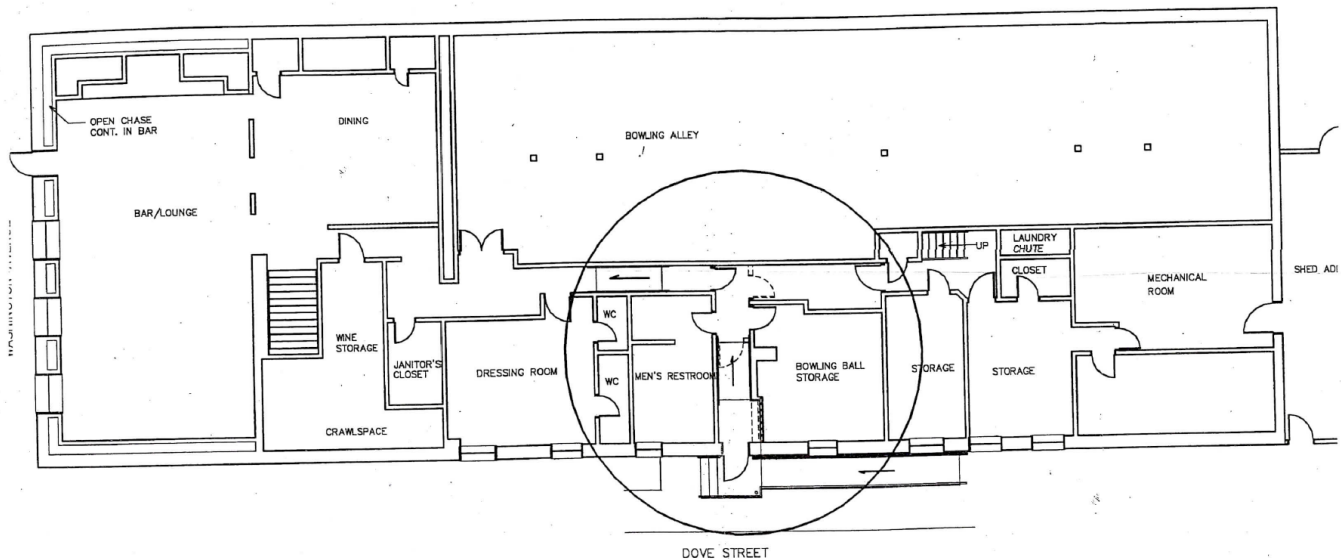


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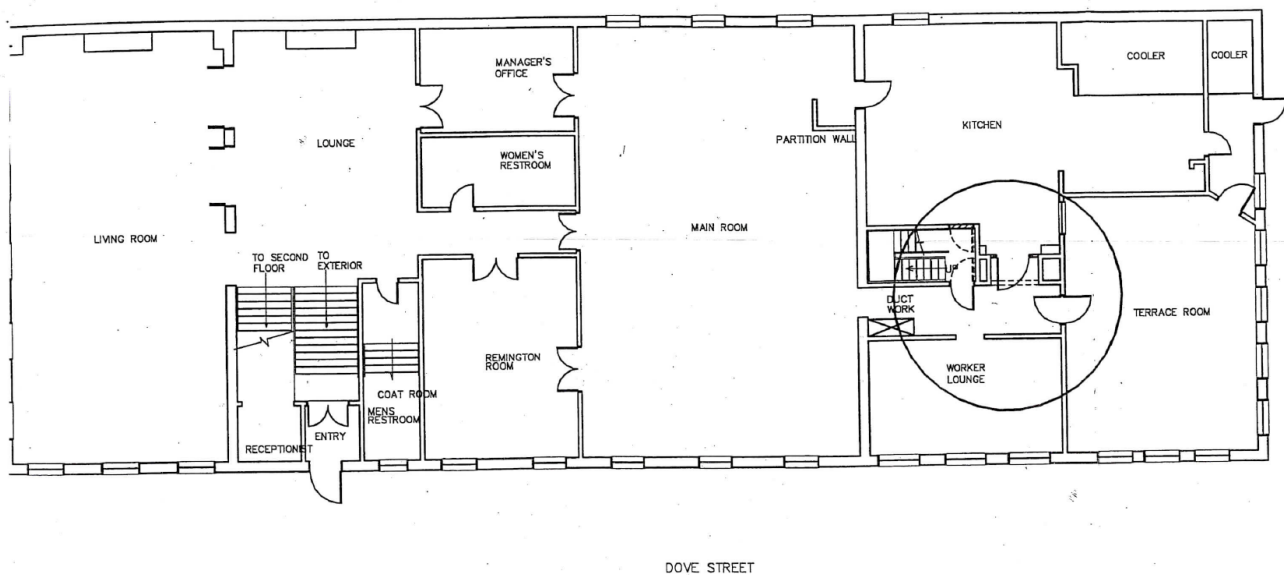
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## LOWER LEVEL



## 1ST FLOOR



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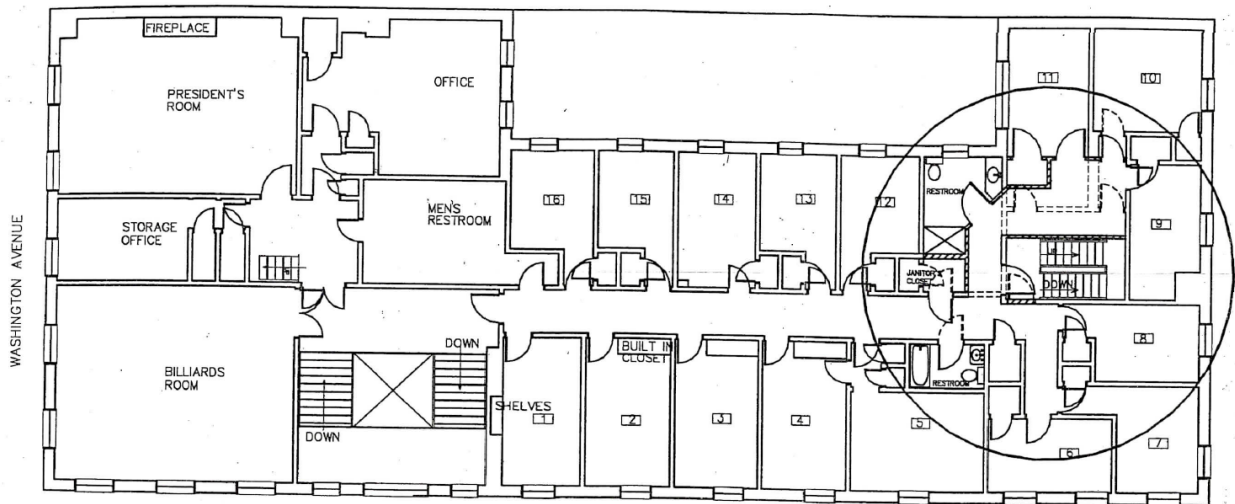
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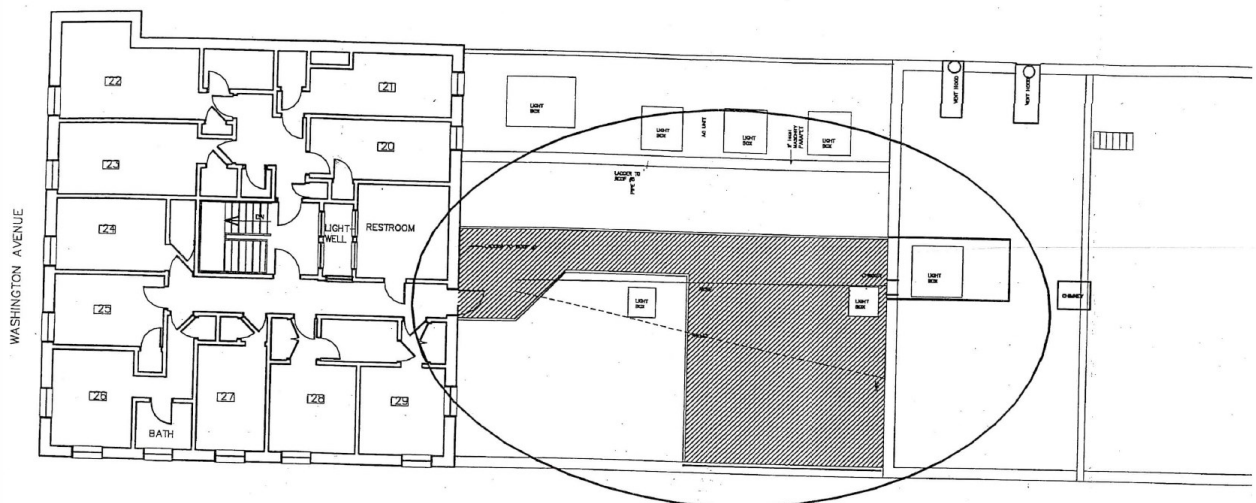
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## 2ND FLOOR



DOVE STREET

## 3RD FLOOR



DOVE STREET



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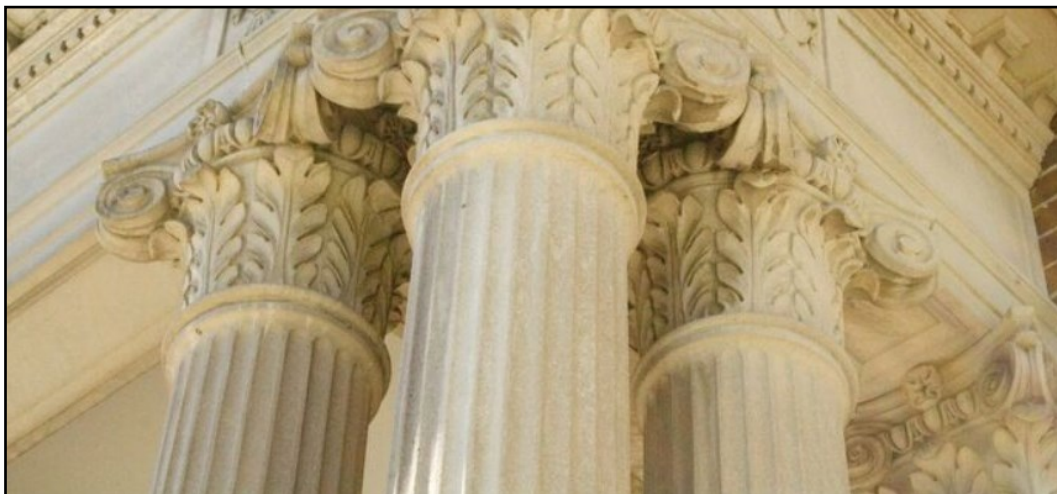
## THE CLUB

The University Club is a warm and welcoming place to explore social, cultural and networking opportunities. The Club features regular opening receptions celebrating the work of our Artists in Residence, wonderful themed dinners and movie nights, writer events and wide-ranging musical performances.

In addition to our terrific programming, the Club is proud of its history and traditions, and of its National Register-listed clubhouse. Your membership in the Club will help ensure its future as a center of cultural and intellectual activity here in the Capital District, as well as preservation of our wonderful building as the home of that activity.

The Club also has terrific meeting, conference, and party space and services. As a member, you would be able to host business or social gatherings at the Club. The Club can handle anything from a full-scale all-day business or educational meeting to an intimate party for family and friends.

Beyond eating, drinking, and talking, the University Club also has a cozy billiards room and a unique four-lane bowling alley. And there are any number of quiet corners you can enjoy when you need to get away from home or the office, whether for work or respite.



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