

**FOR  
SALE**

# 1656 WESTERN AVE

ALBANY, NY

## **RETAIL DEVELOPMENT OPPORTUNITY**



### **INCREDIBLE RETAIL LOCATION**

#### **4,020 SF MULTI-TENANT BUILDING**

FORMER 2,820 SF RESTAURANT & BAR AND 1,200 SF NAIL SALON

**+/-0.43 ACRES**

**HARD CORNER WITH TREMENDOUS VISIBILITY AND EXPOSURE**

**DIRECTLY ACROSS FROM CROSSGATES MALL AND BRAND NEW TRU BY HILTON HOTEL**

**SECONDS FROM THE UNIVERSITY AT ALBANY, SUNY POLY, AND GREAT OAKS OFFICE PARK**

**36,755 AADT**

**LOCAL BUSINESS (LB) ZONING**

**ORIGINALLY CONSTRUCTED IN 1977**

**MUNICIPAL WATER & SEWER**

**TAXES: \$11,400.30**

**FOR SALE**

**\$1,199,000**

**WILL ALSO CONSIDER GROUND LEASE  
\$80,000 NNN**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

### **RUDY R. LYNCH, CCIM**

NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

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AERIAL  
VIEW



STREET  
VIEW



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DIRECTLY  
ACROSS FROM  
NEW HILTON  
HOTEL AND  
CROSSGATES  
MALL



SATELLITE  
VIEW



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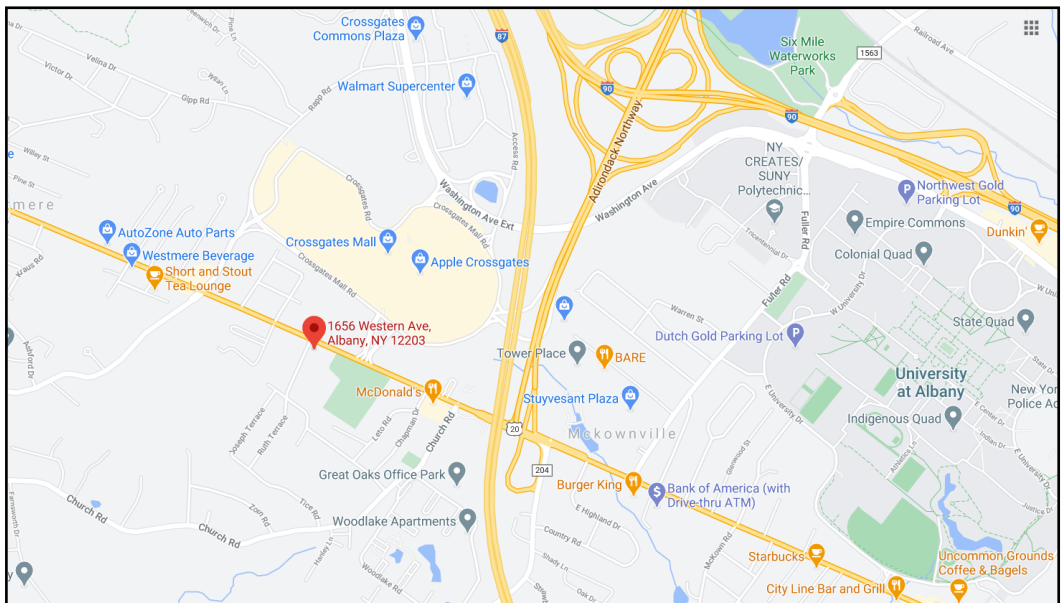
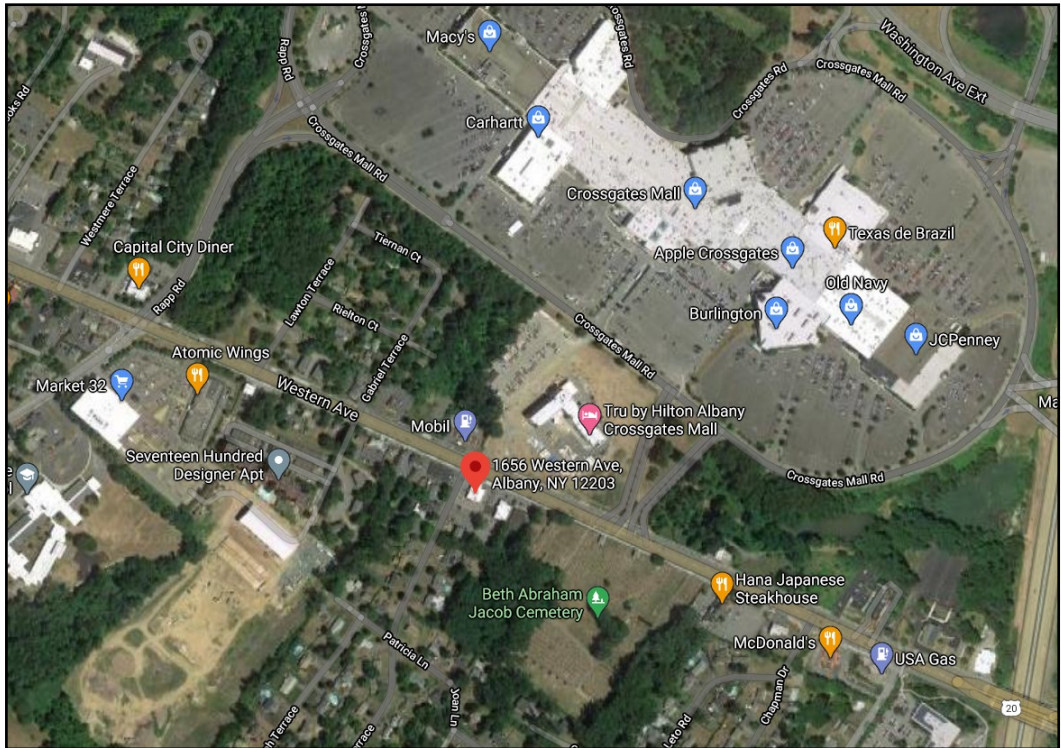


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## LOCATION



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PHOTOS



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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	23,858	148,048	444,308
2020 Population	24,666	148,229	448,933
2025 Population Projection	24,727	147,850	449,579

### Households

	2 mile	5 mile	10 mile
2010 Households	7,769	60,750	182,715
2020 Households	8,061	60,630	184,302
2025 Household Projection	8,098	60,456	184,523

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$91,695	\$89,648	\$85,118
Median Household Income	\$71,921	\$67,603	\$64,327

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$229,016	\$229,578	\$211,938
Median Year Built	1971	1958	1956

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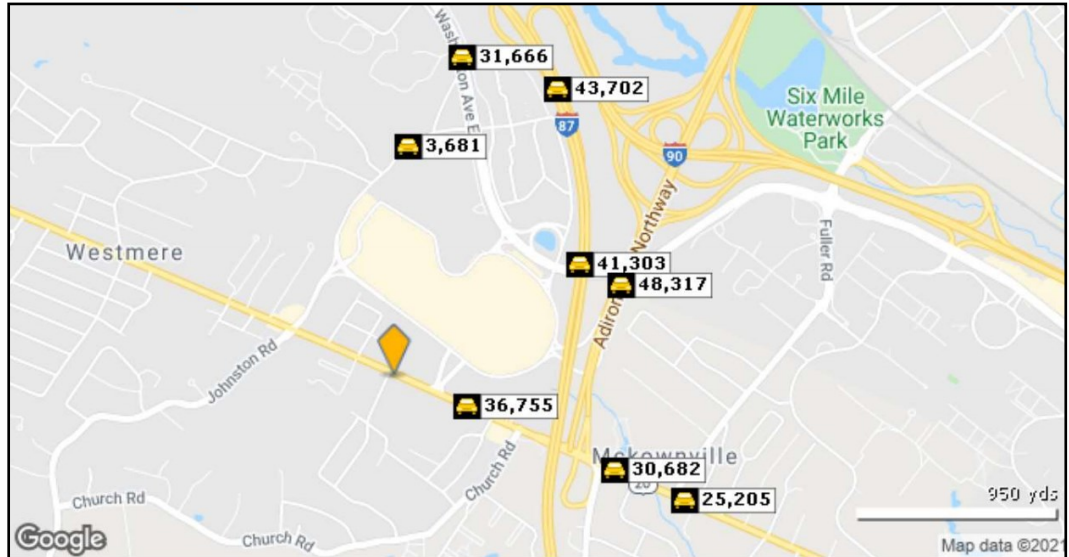


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TRAFFIC  
COUNTS



TAX MAP



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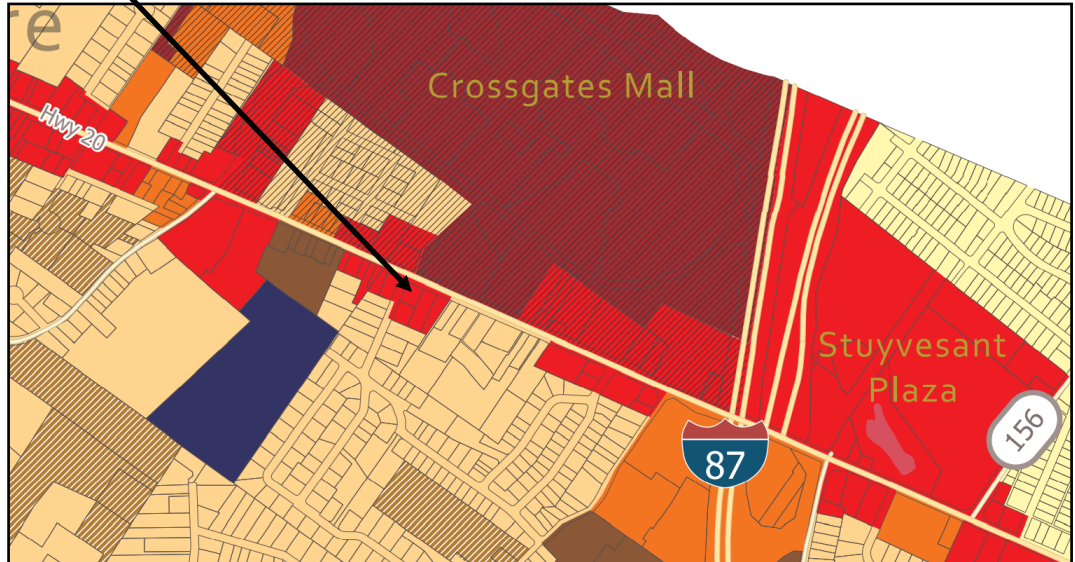
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## ZONING

 LB — Local Business



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