

**FOR  
SALE**

# 189A QUAIL STREET

ALBANY, NEW YORK

## **ALBANY, NY RESTAURANT OPPORTUNITY**



### **COLLEGE NEIGHBORHOOD FORMER DELIVERY RESTAURANT**

+/- 900 SF SINGLE-TENANT RETAIL BUILDING

+/-0.04 ACRES

LOCATED IN THE HEART OF ALBANY'S PINE HILLS NEIGHBORHOOD  
STEPS FROM THE COLLEGE OF ST. ROSE AND UALBANY CAMPUSES  
ADJACENT TO PROPOSED \$28M MIXED-USED APARTMENT PROJECT

FULLY GUTTED AND FRAMED: READY FOR NEW OWNER'S VISION

28 YEAR HISTORY WITH OVER 5 MILLION CHICKEN WINGS SOLD

MIXED-USE FORM-BASED MIDTOWN ZONING (MU-FM )

MUNICIPAL WATER & SEWER

REAL ESTATE TAX: \$2,344.64

**FOR SALE**

**\$195,000**

**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*

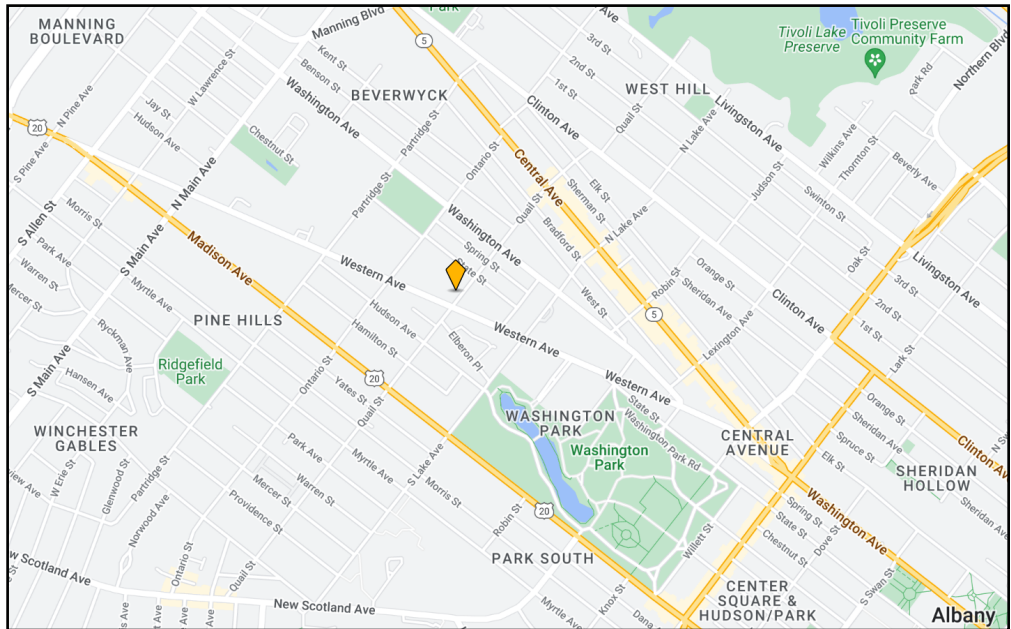
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Readers are advised to investigate and verify same prior to entering into a transaction.

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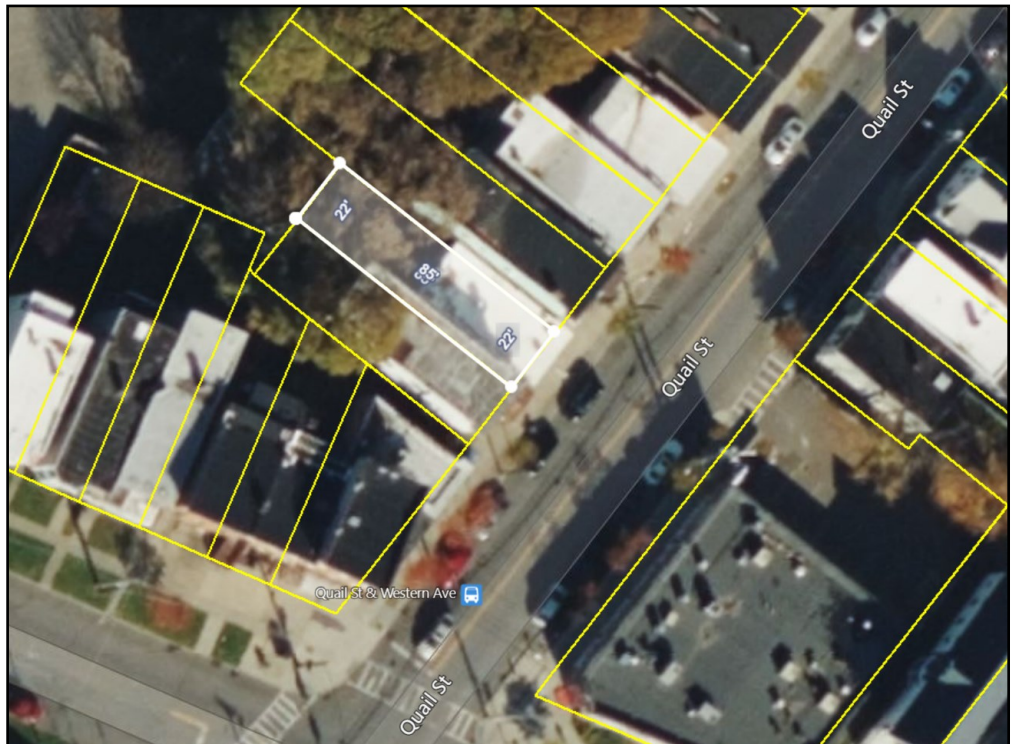
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## LOCATION



## PARCEL MAP



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## PROPERTY DETAILS

- +/-900 Above Ground Square Feet
- Single Story with Full Basement
- +/-0.04 Acres
- Mixed-Use Form-Based Midtown Zoning (MU-FM)
- Originally Constructed in 1901
- Masonry Construction
- Rubber Roof
- 10' Ceiling Height
- Municipal Water & Sewer
- 2023 Property Tax: \$865.12
- 2022-2023 School Tax: \$1,479.52

ADJACENT TO  
PROPOSED  
\$28M  
97-UNIT  
MIXED-USE  
DEVELOPMENT  
PROJECT



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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	82,522	186,521	392,468
2022 Population	79,335	184,453	392,307

### Households

	2 mile	5 mile	10 mile
2010 Households	36,289	77,906	162,845
2022 Households	34,936	77,065	162,798

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$66,932	\$84,577	\$90,396
Median Household Income	\$45,761	\$64,198	\$70,100

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$180,527	\$225,409	\$234,374
Median Year Built	1947	1954	1958

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