

**FOR  
SALE**

# 2056 CENTRAL AVE

ALBANY, NEW YORK 12205

## **LUXURY AUTO DEALERSHIP FOR SALE**



### **+/- 9,247 SF TURNKEY DEALERSHIP**

+/- 1.34 ACRE LOT W/ POTENTIAL TO INCLUDE +/- .25 ACRE IN REAR  
TWO HUNDRED SIXTY THREE (263) FEET OF FRONTAGE ON CENTRAL AVENUE  
GREAT VISIBILITY ALONG CENTRAL AVENUE WITH OVER 21,000 ADTV  
TWENTY SIX (26) VEHICLE ON-SITE SURFACE PARKING LOT  
INCLUDES TWO SERVICE ROOMS WITH THREE (3) DRIVE IN DOORS  
SERVICE ROOM INCLUDES PRIVATE OFFICE AND FULL BATHROOM WITH SHOWER  
BUILT IN 1963  
PROMINENT AUTO DEALERSHIP CORRIDOR WITH FIFTEEN (15) DEALERSHIPS IN 3  
MILE RADIUS  
SHOWROOM CURRENTLY BUILT OUT WITH RECEPTION, SIX (6) PRIVATE OFFICES,  
TWO DISPLAY SHOWROOMS, , THREE (3) RESTROOMS, AND A KITCHENETTE,

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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

**AMBER HENSLEY**  
NYS Licensed Real Estate Salesperson  
(518) 788-7206 mobile  
Amber@CarrowRealEstate.com

**FOR SALE**  
**\$2,499,000**  
\$270 PSF



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
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## PHOTOS



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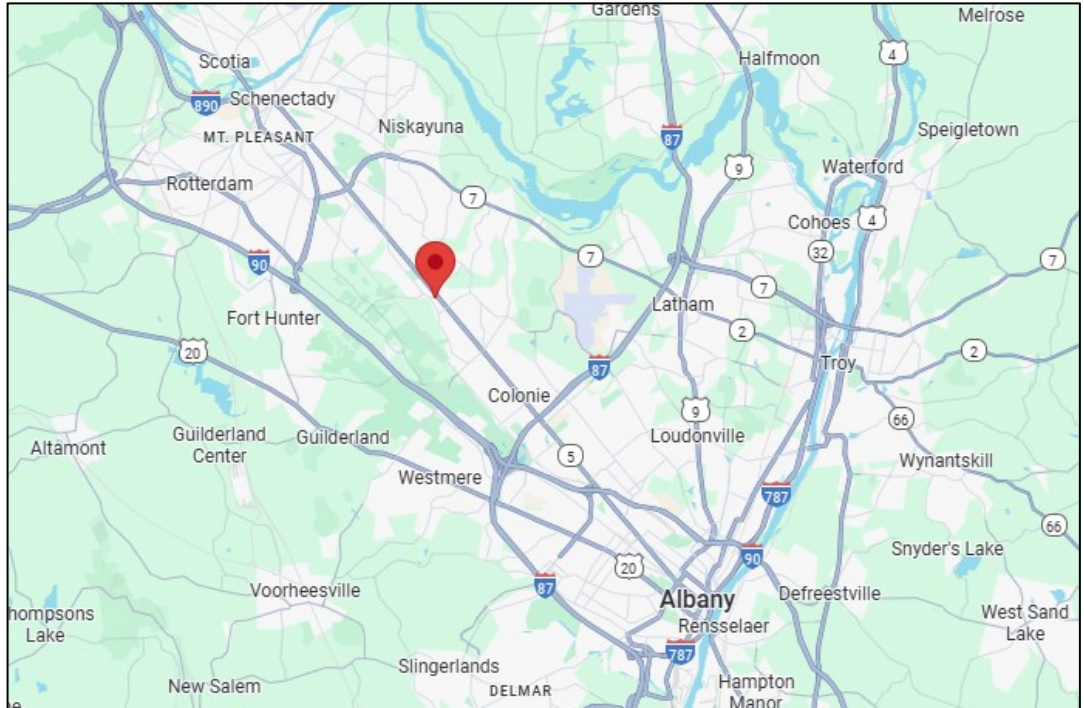
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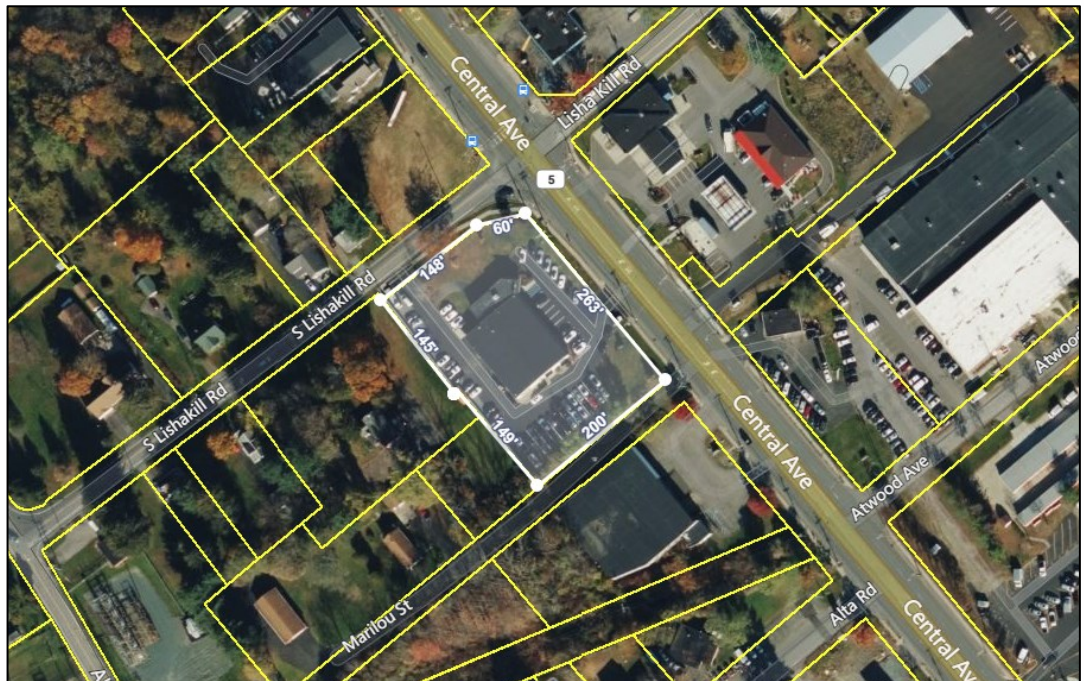
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## LOCATION



## TAX MAP



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### DEMOGRAPHICS

#### Population

	1 mile	3 miles	5 miles
2020 Population	4,361	36,176	132,036
2024 Population	4,457	36,703	134,619

#### Households

	1 mile	3 miles	5 miles
2020 Households	1,890	14,775	51,841
2024 Households	1,924	14,876	52,364

#### Housing

	1 mile	3 miles	5 miles
Median Home Value	\$248,333	\$259,663	\$242,289
Median Year Built	1968	1970	1965

#### Income

	1 mile	3 miles	5 miles
Avg Household Income	\$92,735	\$112,710	\$104,102
Median Household Income	\$63,394	\$94,240	\$85,190

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