

**FOR
SALE**

272 DELAWARE AVE

ALBANY, NY

INCREDIBLE RESTAURANT OPPORTUNITY!



5,424 SF FORMER RESTAURANT & BAR

+/-0.75 ACRES

SPACIOUS AND PRIVATE OUTDOOR PATIO

FORTY-FIVE (45) VEHICLE ON-SITE SURFACE PARKING LOT

EXCELLENT VISIBILITY AND EXPOSURE ALONG ALBANY'S VIBRANT DELAWARE AVENUE NEXT DOOR TO THE SPECTRUM THEATER AND NEW WORLD BISTRO & BAR

SECONDS FROM ALBANY MEDICAL CENTER, ST. PETER'S HOSPITAL, LARK STREET AND DOWNTOWN ALBANY

OPPORTUNITY TO CONVERT UPPER FLOOR OFFICE SPACE TO THREE BEDROOM APARTMENT

16,450 AADT

FOR SALE

\$595,000

**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

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PROPERTY DETAILS

- 5,424 TOTAL SQUARE FEET
- 0.75 ACRES
- MIXED-USE NEIGHBORHOOD CENTER ZONING (MU-CU)
- ORIGINALLY CONSTRUCTED IN 1940
- MASONRY / WOOD FRAME CONSTRUCTION
- ASPHALT SHINGLE / RUBBER ROOF
- TAXES: \$12,030.58 (\$2.22 PSF)
- MUNICIPAL WATER & SEWER
- 66' OF FRONTAGE ALONG DELAWARE AVENUE
- ADJACENT TO THE SPECTRUM THEATER
- DIRECTLY ON PUBLIC BUS ROUTE
- APPROXIMATELY FORTY-FIVE (45) ON SITE PARKING SPACES



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PHOTOS



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TAX MAP



AERIAL
VIEW



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NEIGHBORHOOD

Delaware Area Neighborhood is a tight-knit and friendly Albany, NY community encompassing Delaware Avenue and surrounding areas on the outskirts of downtown Albany.

Filled with an array of small shops and other locally-owned businesses, residents of Delaware Area Neighborhood say they can walk to almost anything - the hairdresser, the cleaners, their favorite restaurant, ice cream parlor, the bank, the movies, etc. It's a melting pot of cultures with residents in every age group, from college students to families to retirees, who enjoy a strong sense of community.

Here you will find the Spectrum independent movie theatre, which is the only movie theater in the City of Albany. The theatre prides itself in being a "state-of-the-art alternative to the mall movie experience" and showcases many independent, thought-provoking and lesser known titles as well as some Hollywood box office hits.

Delaware Area Real Estate

Entrepreneurs looking to start or relocate their small business are welcomed with open arms in this flourishing district, which enjoys the benefits of being close to downtown Albany yet in a quieter setting.

The homes in Delaware Area Neighborhood range from single- and two-family homes to a few apartment buildings. Most are well-maintained with a small front yard and two stories. The homes range from historic brick and stone to modern clapboard and aluminum siding.

Local Schools

Choose from many different public and private schools in the Delaware Area Neighborhood and adjacent districts. Public schools include The Stephen & Harriet Myers Middle School, Albany School of Humanities, Thomas O'Brien Academy of Science & Technology and Hackett Middle School on Delaware Ave. Private schools include St. James' Institute, Bishop Maginn High School, Albany Academy for Boys and Albany Academy for Girls.



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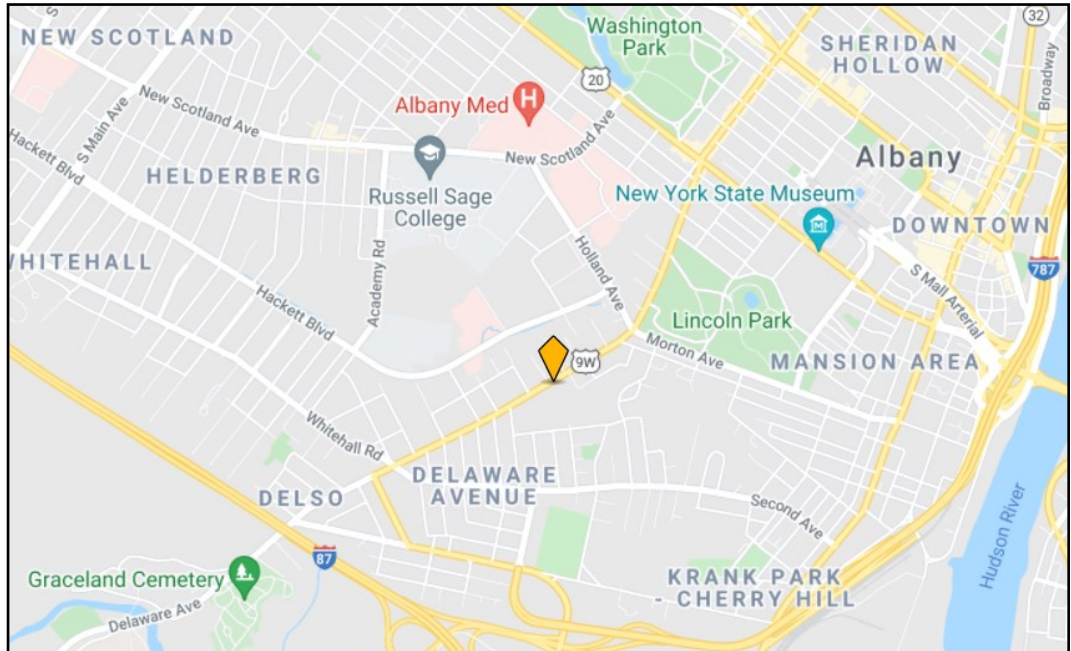
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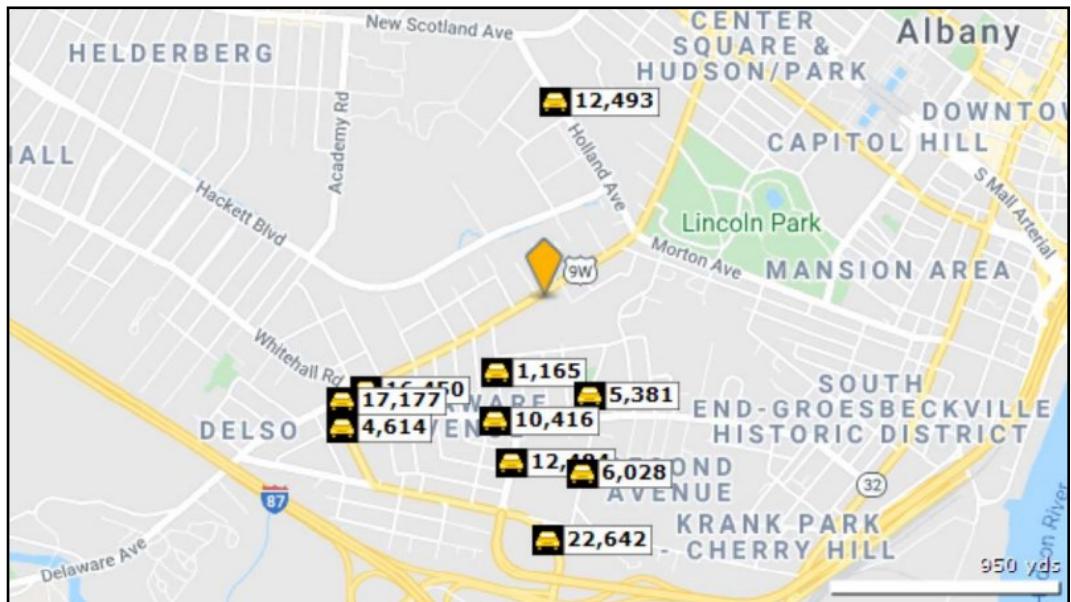
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LOCATION



TRAFFIC COUNTS



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	71,776	173,400	367,662
2021 Population	70,192	172,324	368,984
2026 Population Projection	69,481	171,193	367,442

Households

	2 mile	5 mile	10 mile
2010 Households	31,163	72,688	152,208
2021 Households	30,462	72,083	152,561
2026 Household Projection	30,144	71,568	151,870

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$64,269	\$86,561	\$89,797
Median Household Income	\$44,148	\$64,645	\$69,765

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$161,491	\$225,686	\$233,276
Median Year Built	1947	1953	1958

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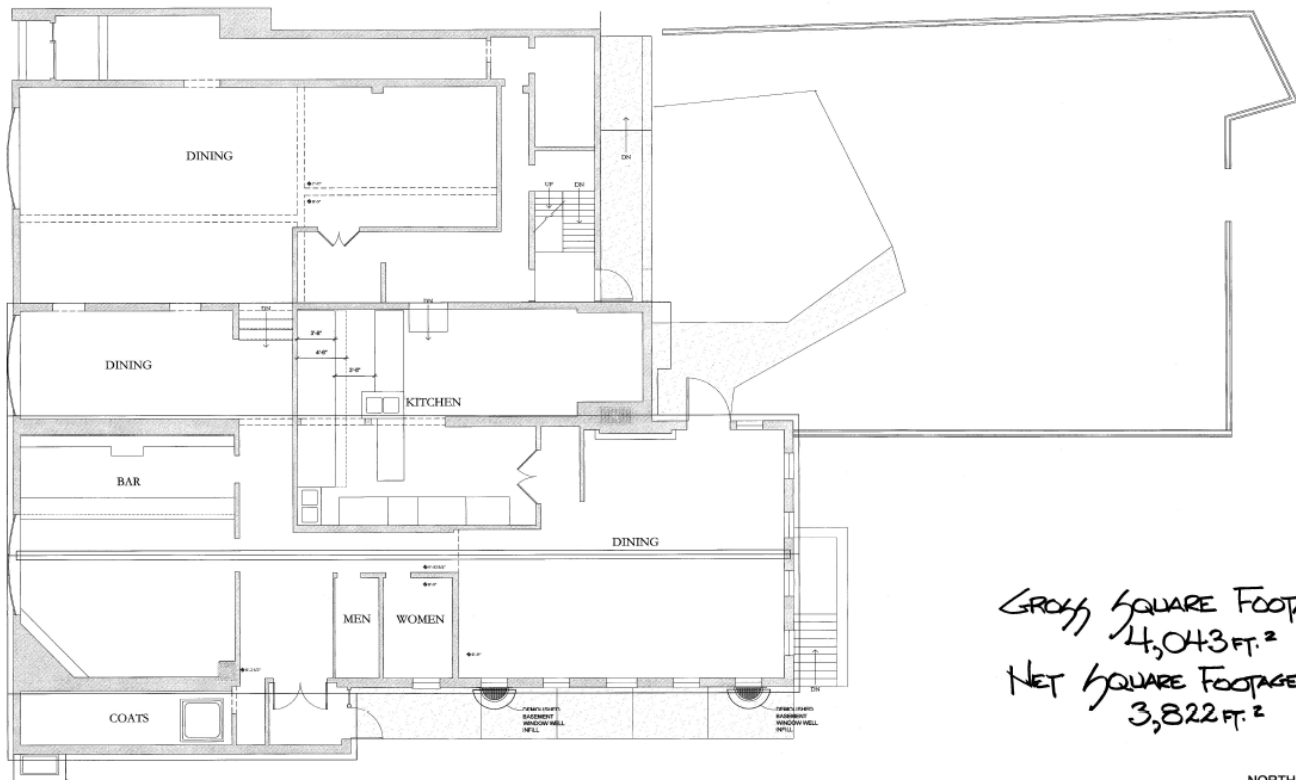
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FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH



GROSS SQUARE FOOTAGE
4,043 FT.²
NET SQUARE FOOTAGE
3,822 FT.²

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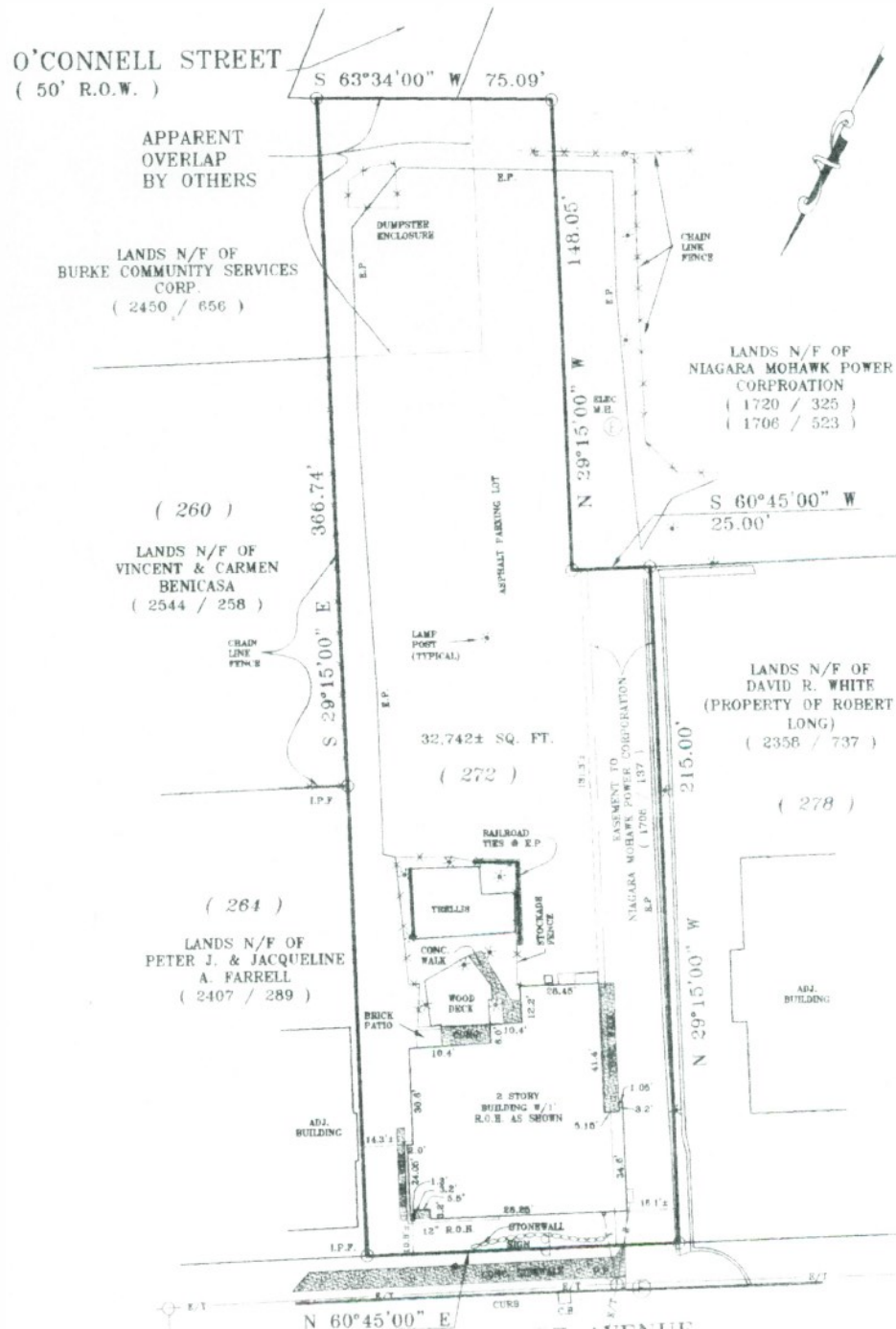
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SURVEY



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