

**FOR
SALE**

319 S MANNING BLVD

ALBANY, NY

ST. PETER'S HOSPITAL: MEDICAL CONDO



- **2,344 SF MEDICAL CONDOMINIUM: SUITE 302**
- FORMER GENERAL SURGERY OFFICE
- LOCATED IN THE HIGHLY DESIRABLE MERCYCARE MEDICAL CENTER BUILDING DIRECTLY ON ST. PETER'S HOSPITAL CAMPUS IN ALBANY
- AMPLE PARKING IN ADJACENT GARAGE
- ORIGINALLY CONSTRUCTED IN 1994
- ADA ACCESSIBLE
- ANNUAL REAL ESTATE TAXES: \$10,259.50
- MONTHLY CONDO DUES: \$1,089.27

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

FOR SALE
\$489,000



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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PHOTOS



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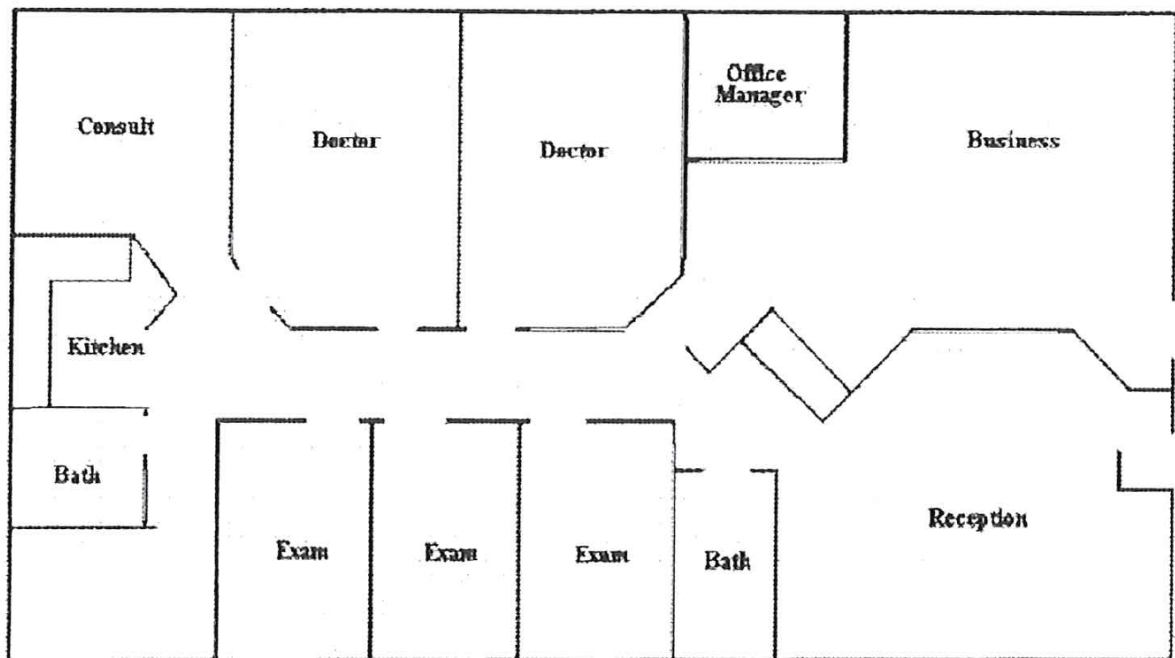
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FLOOR PLAN



SUITE 302

2,344 SF

- RECEPTION
- (2) PRIVATE OFFICES
- (3) EXAM ROOMS
- CONSULT ROOM
- (2) RESTROOMS
- KITCHENETTE

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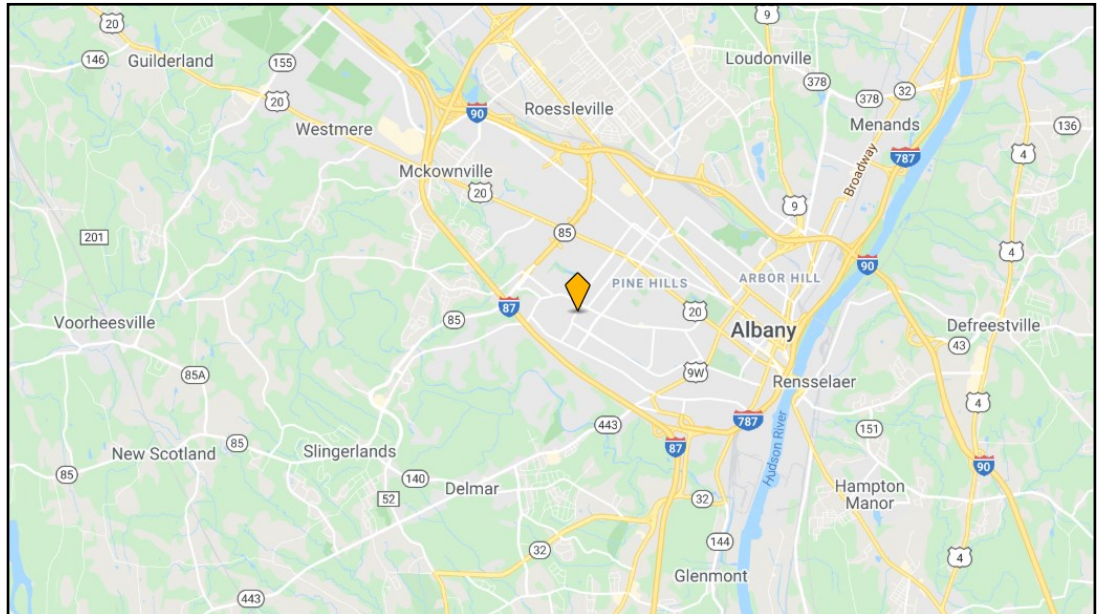
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LOCATION



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	111,382	189,715	391,054
2024 Population:	111,647	191,205	393,914
Pop Growth 2019-2024:	0.24%	0.79%	0.73%
Average Age:	36.60	38.50	39.20
Households			
2019 Total Households:	46,978	79,623	161,638
HH Growth 2019-2024:	0.27%	0.83%	0.74%
Median Household Inc:	\$48,983	\$59,272	\$63,995
Avg Household Size:	2.10	2.20	2.30
2019 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$190,810	\$218,510	\$219,473
Median Year Built:	1949	1958	1961

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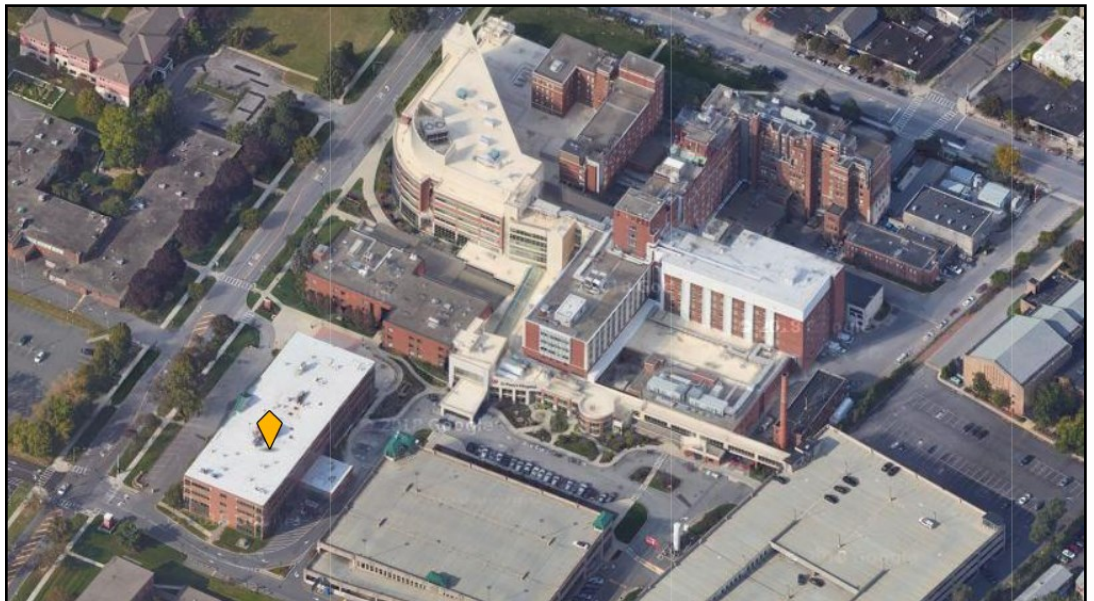
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AERIAL VIEW



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