

**FOR
SALE**

38 SHERIDAN AVENUE

ALBANY, NEW YORK

DOWNTOWN ALBANY INVESTMENT OPPORTUNITY



+/- 1,318 SF SINGLE TENANT OFFICE BUILDING

LOCATED IN THE HEART OF RAPIDLY GROWING
DOWNTOWN ALBANY

SURROUNDED BY OVER 1,000 BRAND NEW
MARKET-RATE APARTMENTS

STEPS TO NUMEROUS HOTELS, RESTAURANTS,
BARS & ENTERTAINMENT

MINUTES TO THE BRAND NEW ALBANY SKYWAY
ELEVATED PARK AND HUDSON RIVERFRONT

POTENTIAL FOR RESTAURANT / BAR / RETAIL /
RESIDENTIAL USE PER CURRENT MIXED-USE
DOWNTOWN ZONING (MU-DT)

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

FOR SALE

\$295,000



Adding Value Through Professional Real Estate Services

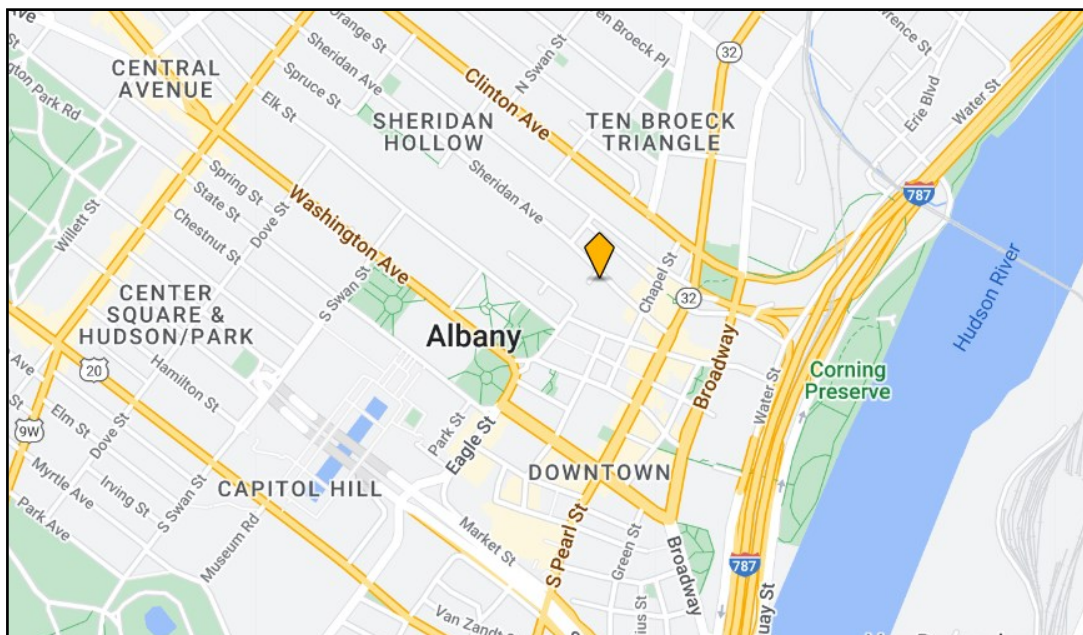
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ALBANY, NEW YORK

LOCATION



PROPERTY DETAILS

- +/-1,318 Square Feet
- Two (2) Stories
- +/-0.02 Acres
- Mixed-Use, Downtown Zoning (MU-DT)
- Masonry Construction
- Rubber Roof (+/-2012)
- Municipal Water & Sewer
- Natural Gas Forced Hot Air
- Central Air
- 2022 Property Tax: \$1,839.62
- 2021-2022 School Tax: \$3,105.80

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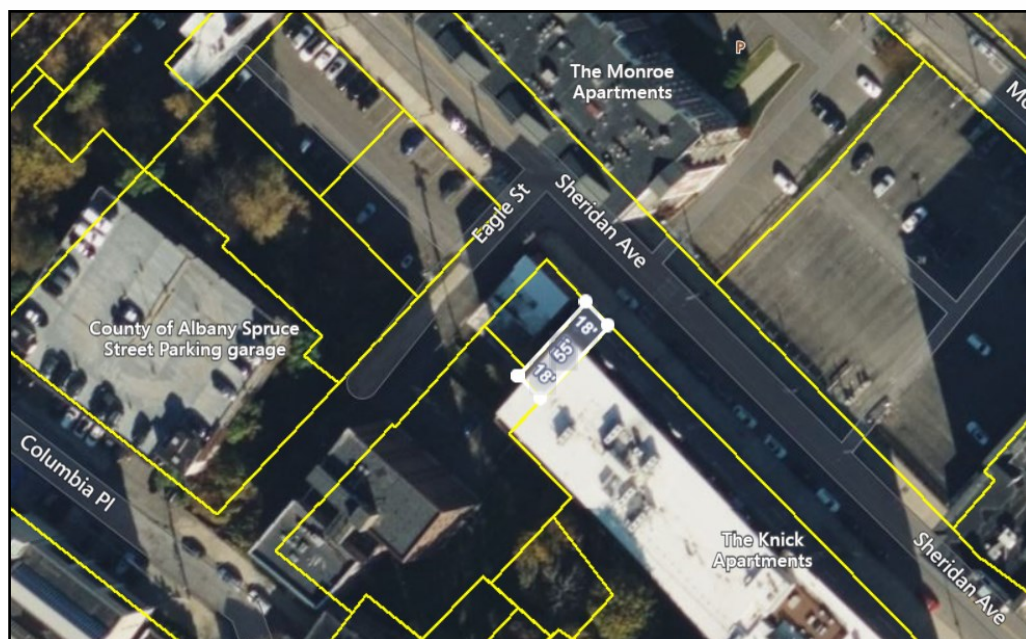
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PARCEL
MAP



BIRD'S EYE
VIEW



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EXTERIOR



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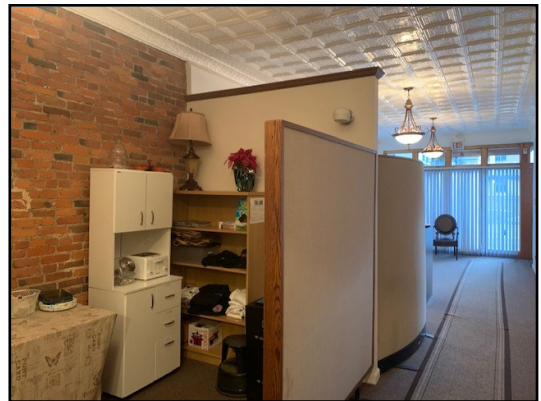
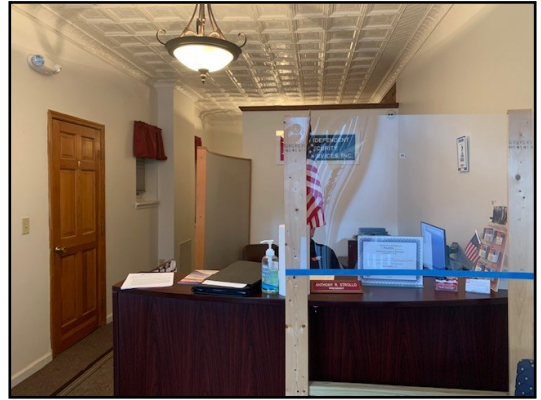
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FIRST
FLOOR



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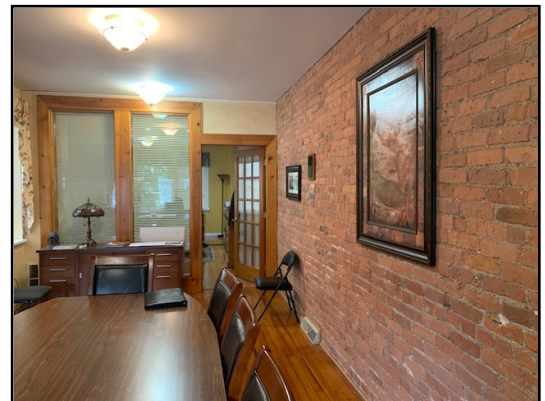
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38 SHERIDAN AVENUE

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SECOND
FLOOR



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