

**FOR
SALE**

467 MADISON AVE

ALBANY, NEW YORK 12210

FULLY LEASED MIXED-USE IN DOWNTOWN



+/-2,052 SF MIXED-USE BUILDING IN DOWNTOWN ALBANY

+/- 0.02 ACRES

FIRST FLOOR RETAIL SPACE CURRENTLY OCCUPIED BY BEN & JERRY'S
RENTED 2 BEDROOM W/ ADDITIONAL LOFT ON SECOND FLOOR

SURROUNDED BY NUMEROUS RESTAURANTS, SHOPPING, & OTHER AMENITIES
STEPS FROM WASHINGTON PARK AND ALBANY MEDICAL CENTER

OPPORTUNITY TO INCREASE BELOW MARKET RENTS

MIXED-USE, NEIGHBORHOOD CENTER ZONING (MU-NC)

WELL MAINTAINED WITH RECENTLY PAINTED FAÇADE

MUNICIPAL WATER & SEWER

TOTAL ANNUAL REAL ESTATE TAX: \$6,697.82 (\$3.26 PSF)

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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KYLE J. BRADLEY, CPA

NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
kbradley@CarrowRealEstate.com

FOR SALE

\$295,000

\$143.76 PSF



Adding Value Through Professional Real Estate Services

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EXTERIOR
PHOTOS



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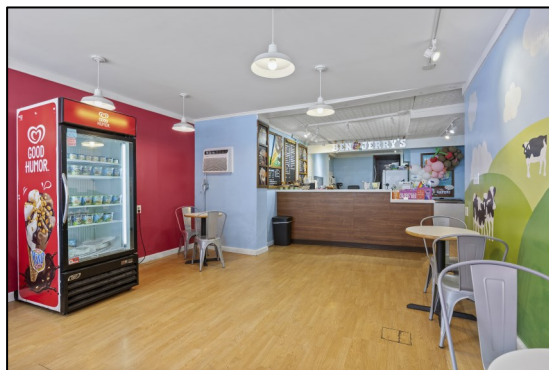
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**BEN & JERRY'S
1ST FLOOR**



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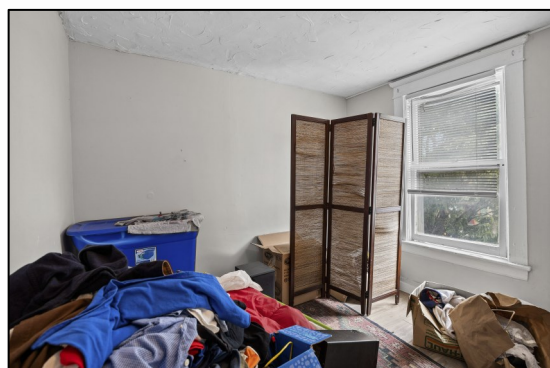
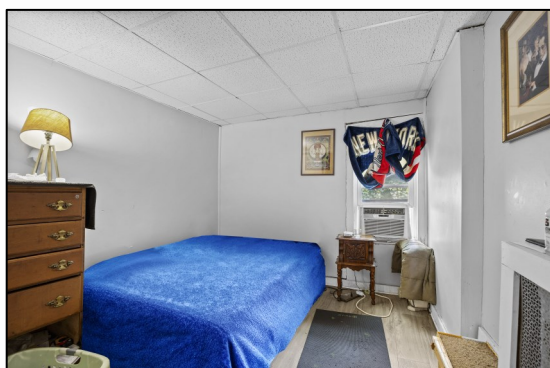
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SECOND
FLOOR



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AERIAL
PHOTOS



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FLOORPLANS



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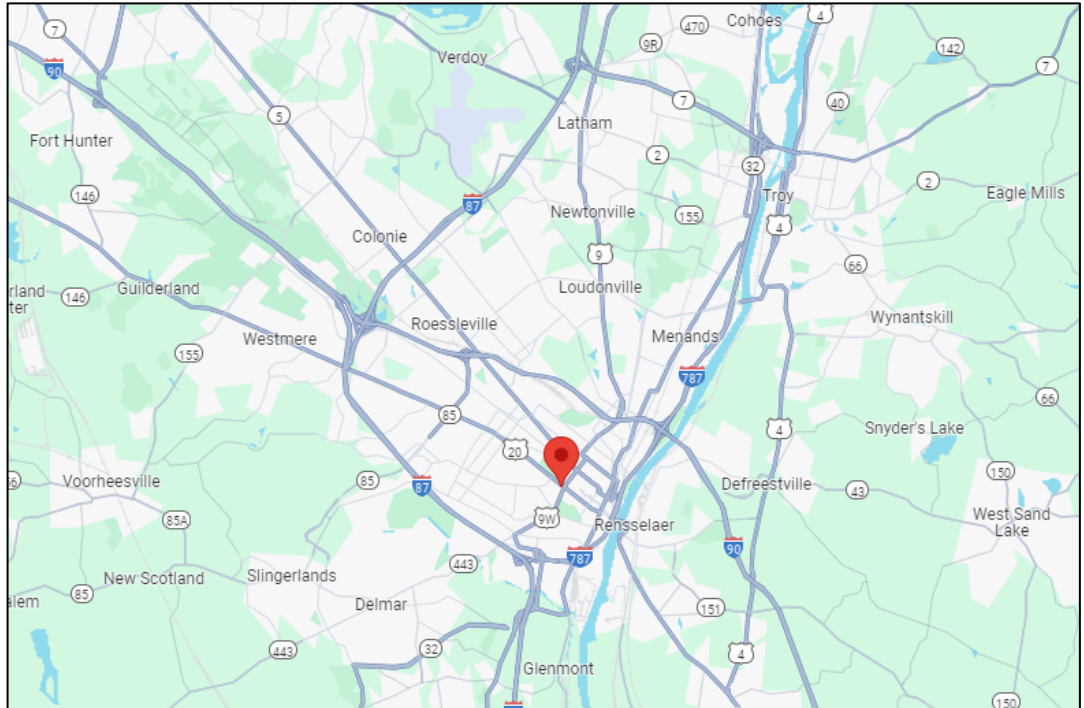
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LOCATION



TAX MAP



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PRO FORMA

Revenue

Commercial	19,200	*Tenant pays all utilities	4/15/2026
Apartment	12,000	*Tenant pays all utilities	11/1/2024
Total Rental Revenue	31,200		

Expenses

Taxes	6,698
Insurance	2,816
Repairs & Maintenance	528
Net Operating Income	10,042



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