

FOR
SALE
-OR-
LEASE

569 DELAWARE AVENUE ALBANY, NY

AUTO REPAIR GARAGE AND SALES LOT



+/-5,072 SF AUTO REPAIR GARAGE

+/- 0.29 ACRES

TURN-KEY AUTO REPAIR AND USED VEHICLE SALES BUSINESS

FAMILY RUN FOR OVER 32 YEARS

PRIME LOCATION - SECONDS FROM I-87

16,475 AADT

144' OF FRONTAGE ALONG HIGHLY TRAVELED DELAWARE AVENUE

SELLER MAY ENTERTAIN HOLDING PAPER

FOR SALE

\$525,000

FOR LEASE

**\$5,000 NNN
PER MONTH**

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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



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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PROPERTY DETAILS

- +/-5,072 SF Building
- Single Story, Single Tenant Structure
- Three (3) Parcels Totaling +/-0.29 Acres
- Total Annual Real Estate Taxes: \$7,280.99 (\$1.44/PSF)
- Municipal Water & Sewer
- Mixed-Use, Neighborhood Edge Zoning (MU-NE)
- Originally Constructed in 1910
- Masonry Construction
- 14'-10 Ceiling Heights
- New Rubber Roof (2017)
- Three (3) 10'x12' Drive-in Overhead Doors
- One (1) 10'x14' Drive-in Overhead Door
- Twenty-Four (24) Vehicle Parking Spaces
- Parking Lot Recently Sealed (May 2019)
- Located Directly on Public Bus Route



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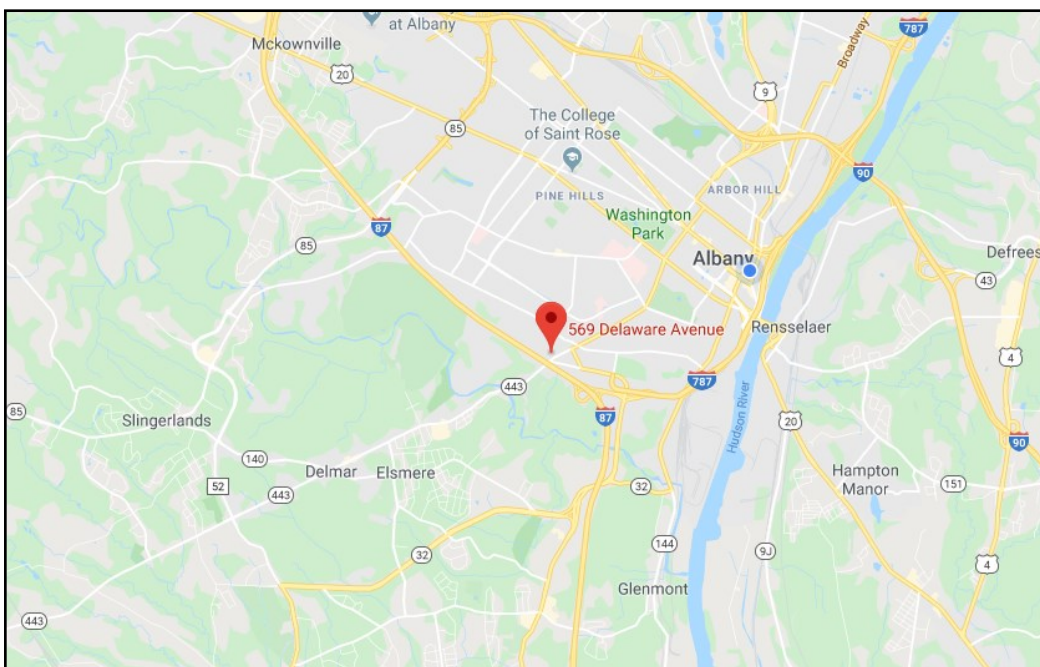
569 DELAWARE AVENUE

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SATELLITE
VIEW



LOCATION



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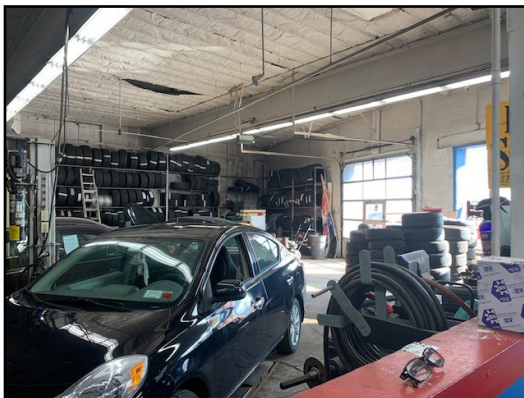
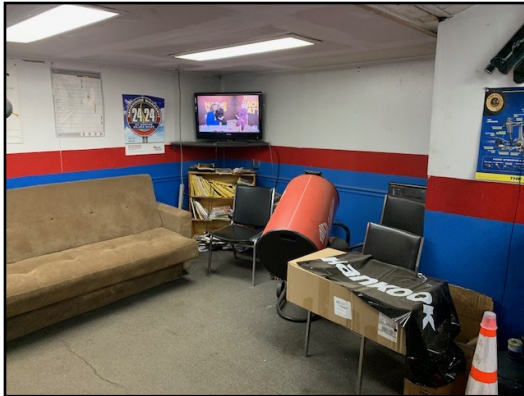
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PHOTOS



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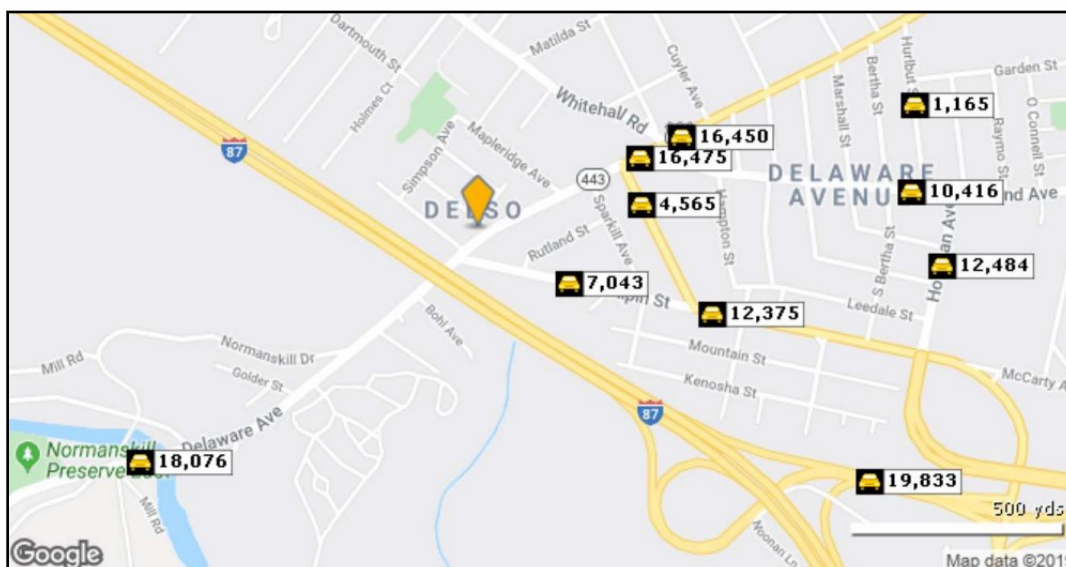
569 DELAWARE AVENUE

ALBANY, NY

DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	104,286	175,311	357,088
2024 Population:	104,559	176,241	359,749
Pop Growth 2019-2024:	0.26%	0.53%	0.75%
Average Age:	37.10	37.90	39.00
Households			
2019 Total Households:	45,796	73,455	147,047
HH Growth 2019-2024:	0.31%	0.56%	0.77%
Median Household Inc:	\$47,623	\$58,174	\$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:	\$193,712	\$211,613	\$219,563
Median Year Built:	1948	1956	1961

TRAFFIC COUNTS



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