

**FOR
SALE**

63 SHAKER ROAD

ALBANY, NY

ALBANY MEMORIAL HOSPITAL MEDICAL CONDO



- **2,292 SF MEDICAL CONDOMINIUM: SUITE 203**
- ACTIVE GENERAL SURGERY OFFICE
- LOCATED IN THE HIGHLY DESIRABLE ALBANY MEMORIAL PROFESSIONAL BUILDING DIRECTLY ON HOSPITAL CAMPUS
- AMPLE PARKING IN ADJACENT SURFACE LOT
- ORIGINALLY CONSTRUCTED IN 1992
- ADA ACCESSIBLE
- ANNUAL REAL ESTATE TAXES: \$8,767.89
- MONTHLY CONDO DUES: \$1,035.22

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
\$229,000



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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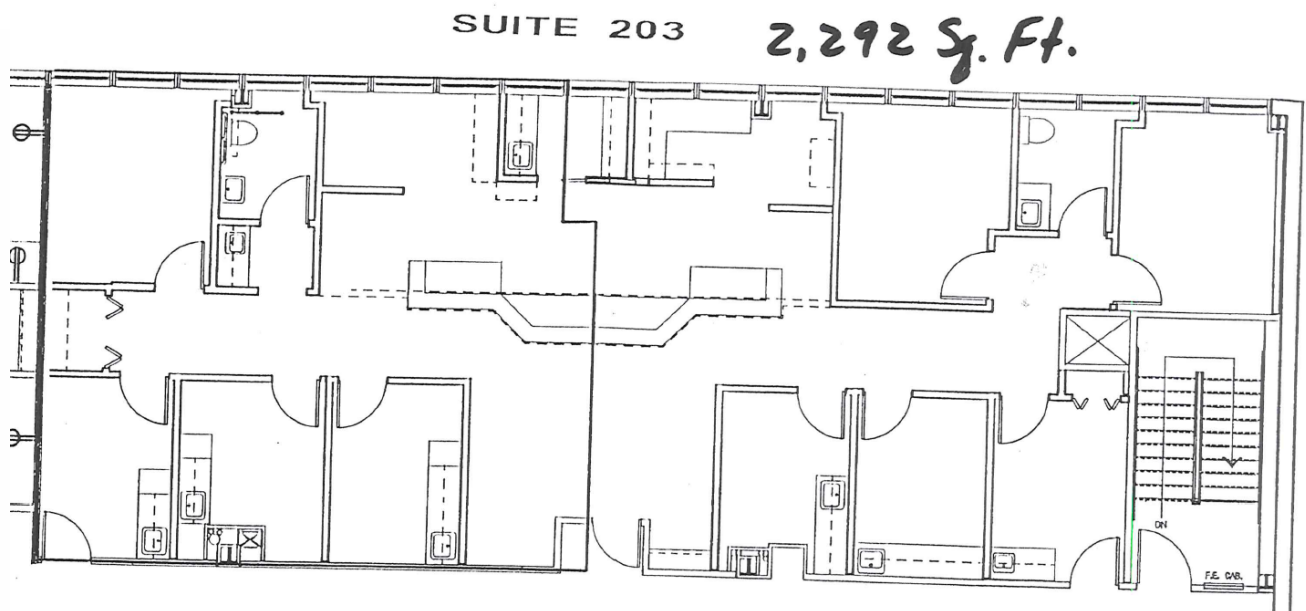
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FLOOR PLAN



SUITE 203

2,292 SF

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

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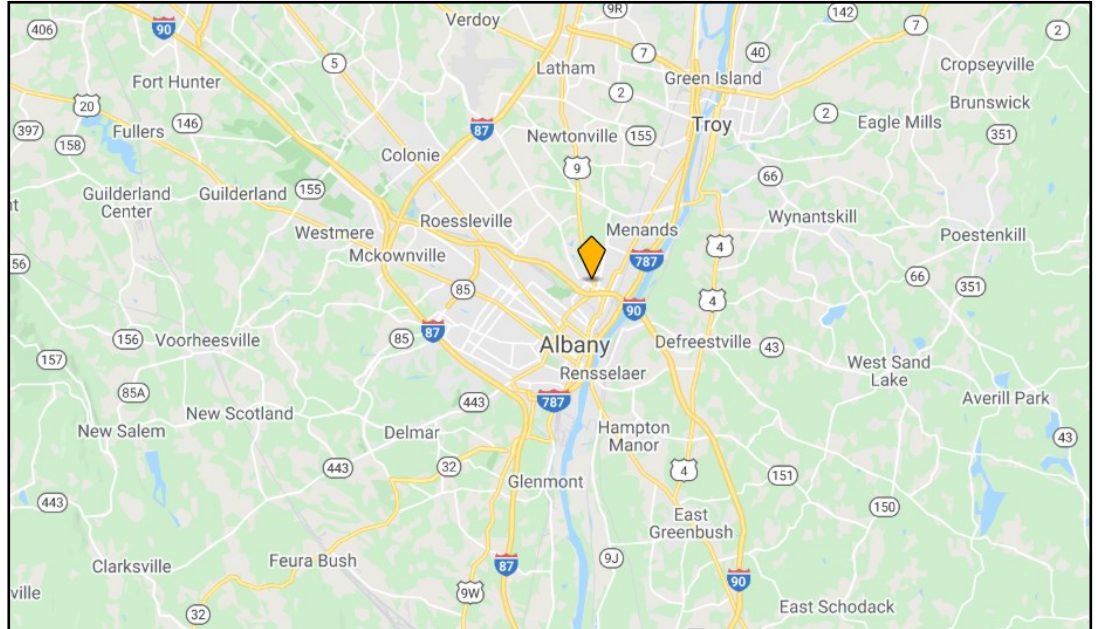
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LOCATION



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	105,017	199,902	408,928
2024 Population:	105,421	200,806	412,020
Pop Growth 2019-2024:	0.38%	0.45%	0.76%
Average Age:	36.80	38.00	39.20
Households			
2019 Total Households:	46,045	84,503	169,775
HH Growth 2019-2024:	0.44%	0.49%	0.78%
Median Household Inc:	\$45,617	\$54,486	\$63,485
Avg Household Size:	2.20	2.20	2.30
2019 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$180,627	\$194,267	\$216,104
Median Year Built:	1949	1954	1961

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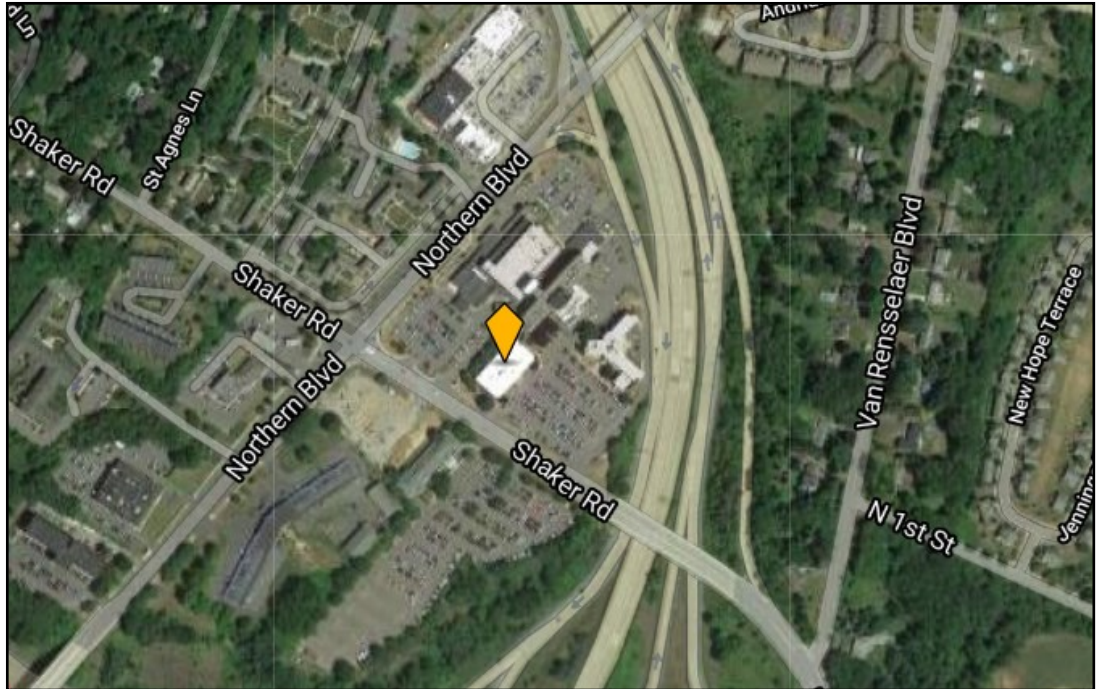
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AERIAL VIEW



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