

**FOR
SALE**

66 STATE STREET

ALBANY, NY

HISTORIC DOWNTOWN ALBANY OFFICE BUILDING



42,000 SF SINGLE-TENANT OFFICE BUILDING

LOCATED IN THE HEART OF DOWNTOWN ALBANY

STEPS FROM THE NYS CAPITOL

SURROUNDED BY HOTELS, RESTAURANTS, BARS & ENTERTAINMENT

ADJACENT TO 864 VEHICLE MUNICIPAL PARKING GARAGE

MIXED-USE DOWNTOWN ZONING (MU-DT)

IDEAL FOR RESIDENTIAL APARTMENT CONVERSION

QUALIFIES FOR HISTORIC REHABILITATION TAX CREDITS

LOCATED WITHIN A FEDERALLY DESIGNATED OPPORTUNITY ZONE

FOR SALE

\$1,890,000

\$45.00 PSF

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

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- 42,000 TOTAL SQUARE FEET
- SINGLE TENANT OFFICE BUILDING
- 0.23 ACRES
- ORIGINALLY CONSTRUCTED IN 1890
- COMPLETELY RENOVATED IN 1985
- MASONRY CONSTRUCTION
- RUBBER ROOF (+/-2009)
- FOUR (4) STORIES
- TWO (2) PASSENGER ELEVATORS
- FULLY SPRINKLERED
- TAXES: \$54,762.23 (\$1.30 PSF)
- MUNICIPAL WATER & SEWER
- 66' OF FRONTAGE ALONG STATE ST
- 48' ALONG NORTON STREET IN REAR

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PHOTOS



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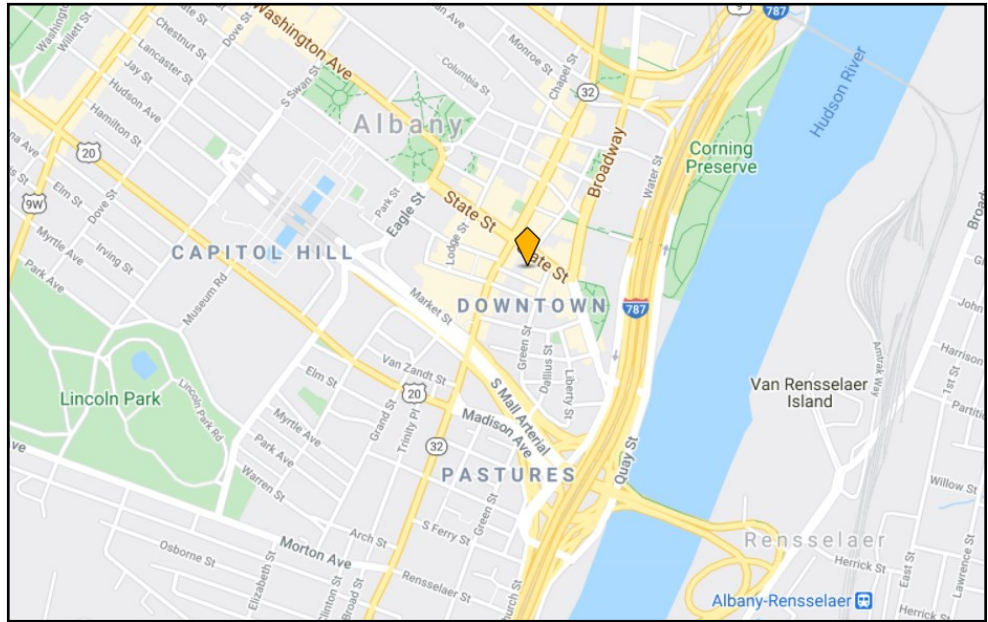
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LOCATION



TAX MAP



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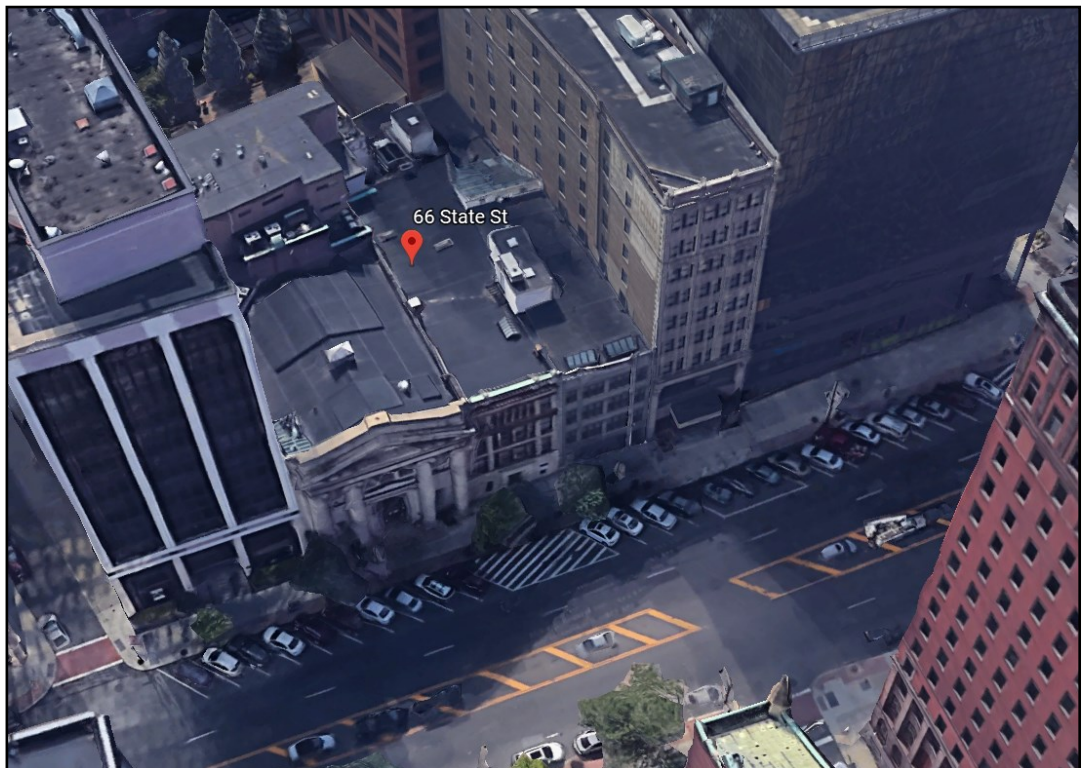
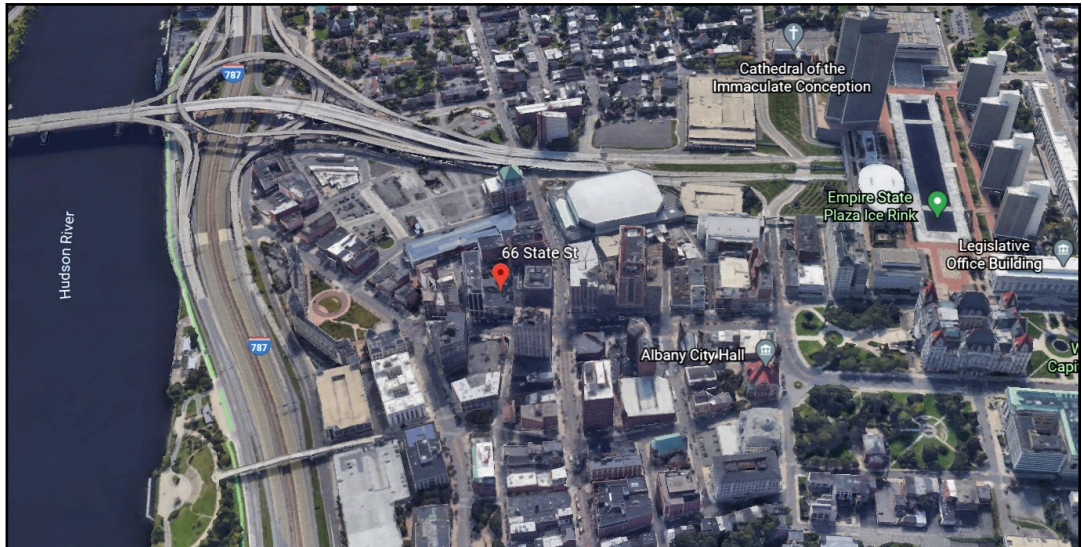
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SATELLITE
VIEW



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HISTORY



BOYCE & MILWAIN'S Men's Hats and Outfitters

66-68 State Street
Albany, New York

Circa 1900

SOUTH SIDE OF STATE STREET, LOOKING EAST

The National Savings Bank building is shown at the right. At the east side of the bank building is the site of the home of John Jay, the American Patriot. Next to it stands the National Commercial Bank, founded in 1826



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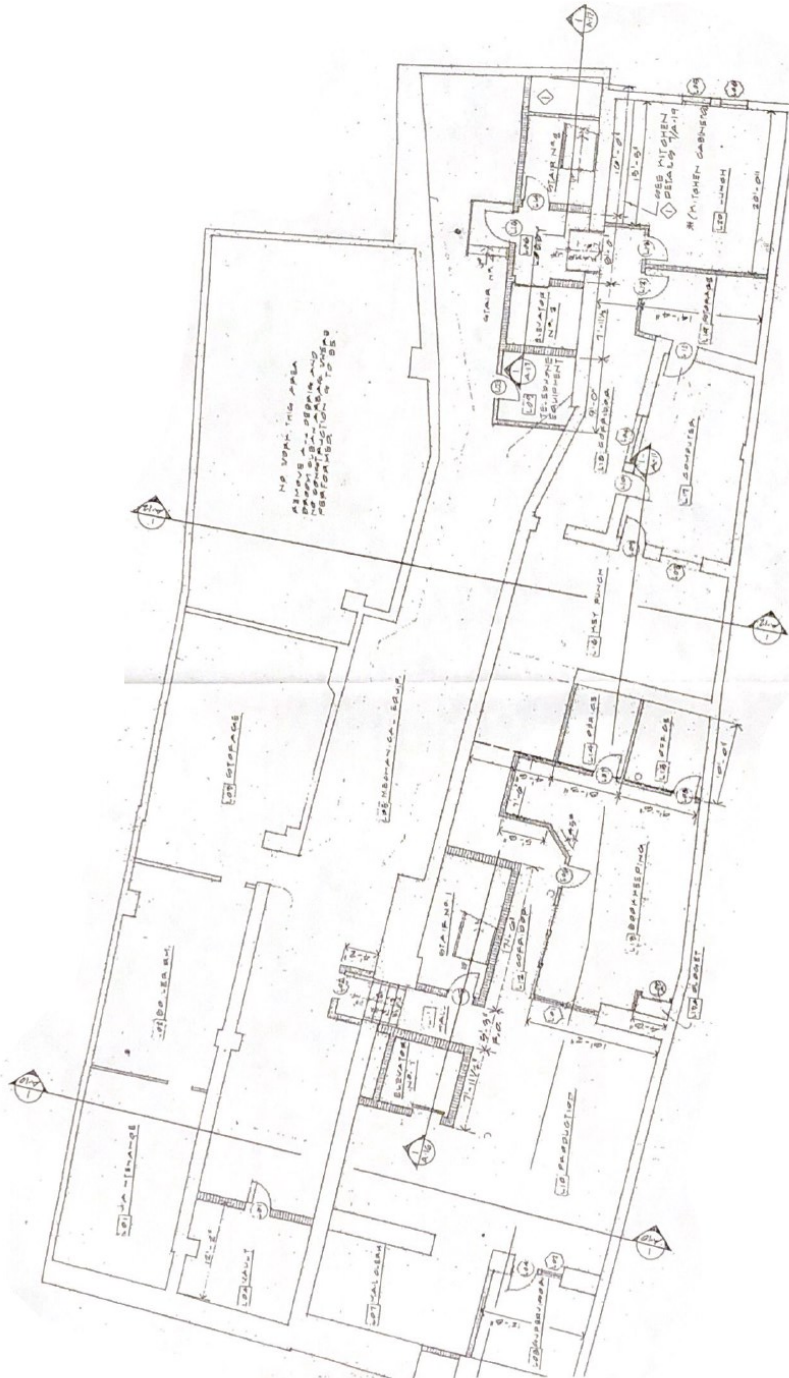
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ALBANY, NY

LOWER
LEVEL



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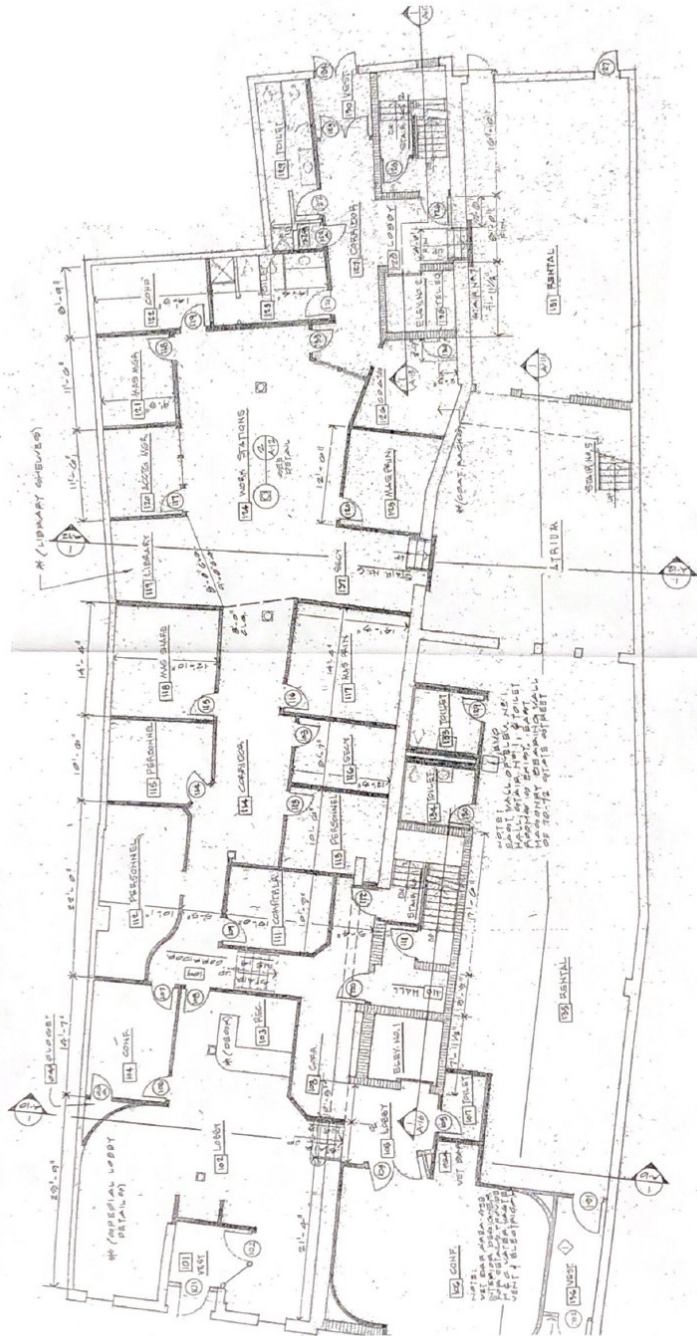
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FIRST
FLOOR



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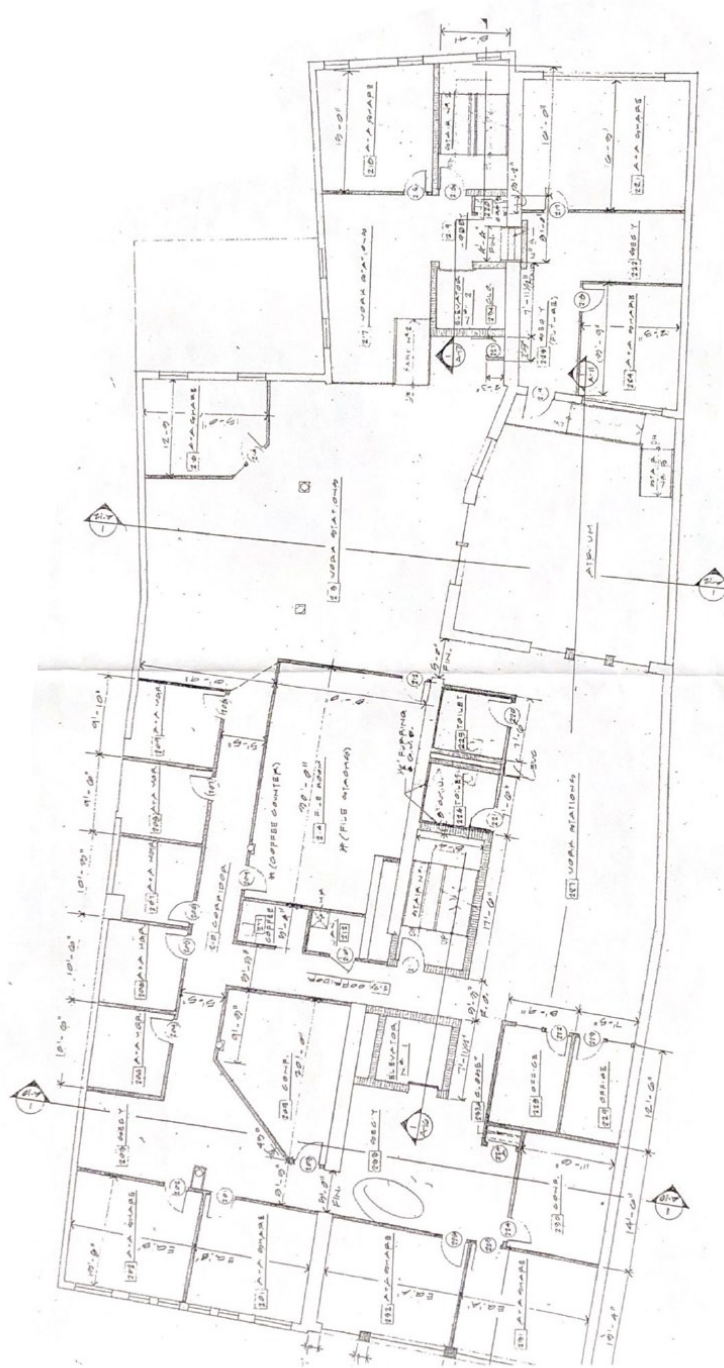
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66 STATE STREET

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SECOND
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FOURTH
FLOOR



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