

**FOR
SALE**

68 NORTH MANNING BLVD

ALBANY, NEW YORK

**HISTORIC ALBANY LANDMARK
THE ORCHARD TAVERN
RESTAURANT & BAR**



ALBANY'S OLDEST TAVERN - ESTABLISHED IN 1903

BIRTHPLACE OF THE FAMOUS UNIQUE-STYLE ORCHARD TAVERN PIZZA

+/- 4,764 SF MIXED-USE BUILDING

+/-0.81 ACRES

LIGHT INDUSTRIAL (L-1) ZONING

CURRENTLY OCCUPIED AS OFFICE SPACE

FORTY (40) ON-SITE SURFACE PARKING SPACES

THREE BED / ONE BATH APARTMENT ON SECOND FLOOR

LARGE BANQUET SPACE FOR PRIVATE EVENTS

EXPANSIVE OUTDOOR PATIO IN REAR

ANNUAL REAL ESTATE TAX: \$14,228.44

MUNICIPAL WATER & SEWER

FOR SALE

\$389,000
\$81.65 PSF

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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(518) 337-3705 mobile
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HISTORY

The Orchard taps into a rich history. The spot was a favorite for generations of workers at the New York Central Railroad's West Albany yards. At the height of its activity in the early 1900s, the yards employed 7,000 people, primarily German and Irish immigrants.

The sprawling rail facility was dubbed "a lusty boom town" by a reporter of that era. At lunchtime, machinists, millwrights, blacksmiths, brakemen and switch tenders packed four and five deep around the bar. Many washed down the most popular item on the menu, a bologna sandwich, with a boilermaker (a shot glass of whiskey dropped into a mug of beer and gulped down together).

New York Central workers were allowed to run a weekly lunch tab at the Orchard and they cashed their paychecks at a cage in the back of the tavern on Fridays -- under the watchful eye of an armed guard.

Paul Grondahl
Times Union



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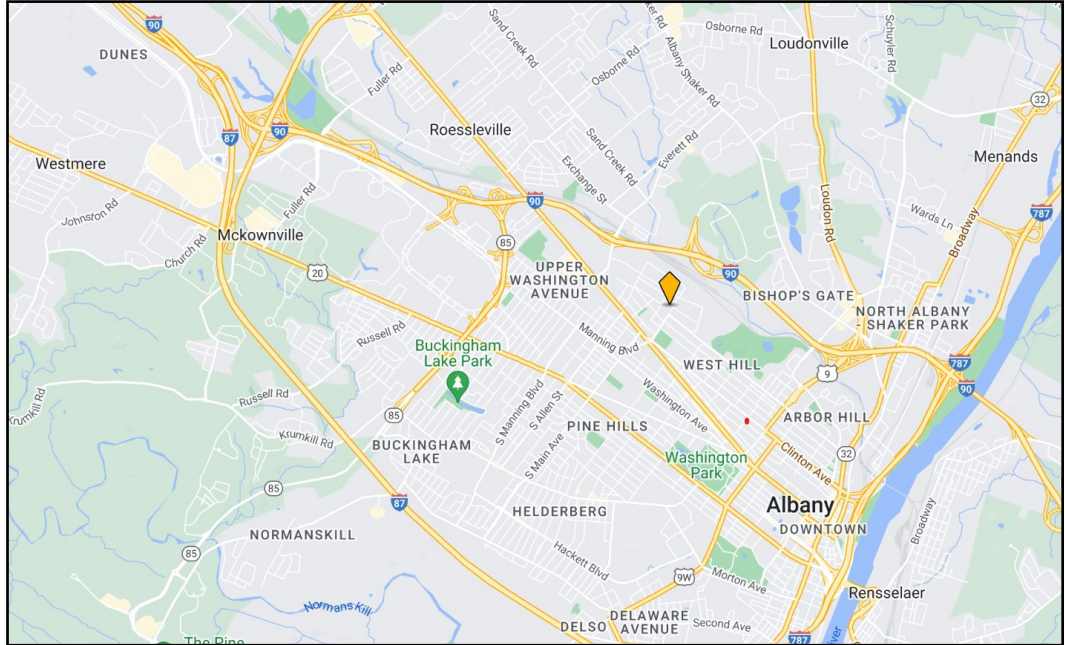
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LOCATION



PROPERTY DETAILS

- +/-4,764 Square Feet
- Two (2) Stories
- +/-0.81 Acres
- Light Industrial Zoning (L-1)
- Forty (40) Parking Spaces
- Originally Constructed in 1903
- Wood Frame / Masonry Construction
- Rubber Roof
- Municipal Water & Sewer
- Natural Gas Forced Hot Air
- Central Air

ADDRESS	TAX ID#	ACRES	2023 PROPERTY TAX	2022-2023 SCHOOL TAX
62 Industrial Park Road	65.22-1-7	0.20	\$ 469.32	\$ 802.61
70 Industrial Park Road	65.22-1-6	0.16	\$ 4,094.51	\$ 6,374.33
70.5 Industrial Park Road	65.22-1-5	0.13	\$ 282.72	\$ 483.50
72 Industrial Park Road	65.22-1-4	0.32	\$ 635.18	\$ 1,086.27
		0.81	\$ 5,481.73	\$ 8,746.71



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ALBANY, NEW YORK

PARCEL
MAP



AERIAL
VIEW



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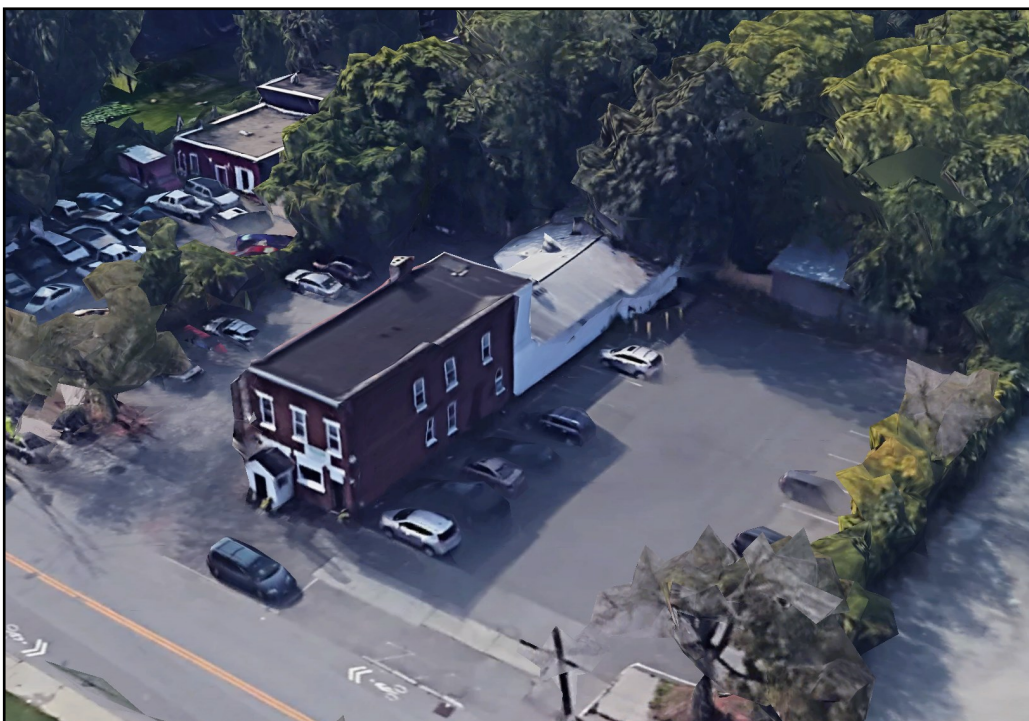
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BIRD'S EYE
VIEW



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EXTERIOR



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**FOR
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**FIRST
FLOOR**

BAR



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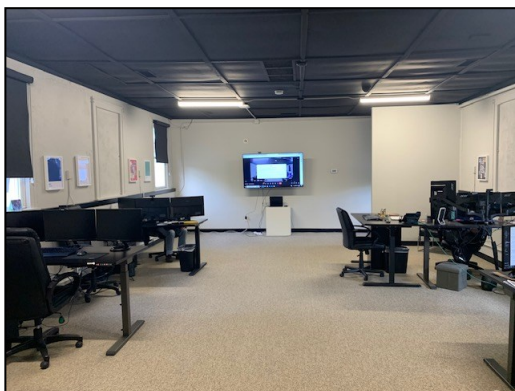
ALBANY, NEW YORK

FIRST FLOOR

DINING
ROOM

KITCHEN

BANQUET
ROOM



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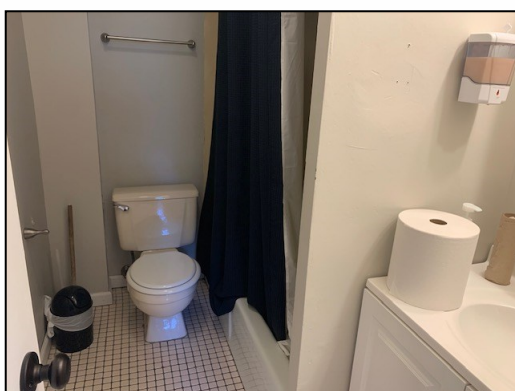
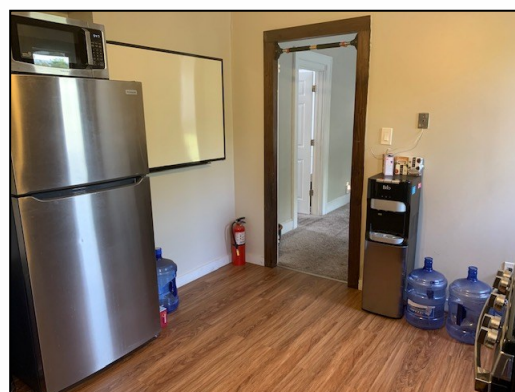
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**SECOND
FLOOR**

**THREE
BEDROOM
APARTMENT**



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	72,438	194,347	408,991
2022 Population	68,825	192,092	409,286

Households

	2 mile	5 mile	10 mile
2010 Households	31,673	81,455	170,105
2022 Households	30,022	80,623	170,247

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$70,801	\$81,757	\$90,519
Median Household Income	\$49,038	\$62,435	\$70,145

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$203,091	\$219,395	\$233,544
Median Year Built	1947	1954	1959

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