

**FOR  
SALE**

# 82 N PEARL ST

ALBANY, NY 12207

## ***DOWNTOWN ALBANY INVESTMENT OPPORTUNITY***



### **+/-10,085 SF MIXED-USE BUILDING**

- Five market rate apartments and two retail spaces
- Iconic corner storefront at bustling North Pearl & Columbia Streets
- Excellent retail exposure and visibility
- Zoned MU-DT (Mixed-Use Downtown)
- Four stories with passenger elevator
- All apartments are fully leased
- One current retail vacancy ideal for owner-occupant
- Historic building originally constructed in 1850
- Recently renovated in 2020

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

**KYLE J. BRADLEY, CPA**  
NYS Licensed Real Estate Salesperson  
(845) 325-1568 mobile  
kbradley@CarrowRealEstate.com

**FOR SALE**  
**\$1,190,000**  
\$118 PSF



**Adding Value Through Professional Real Estate Services**

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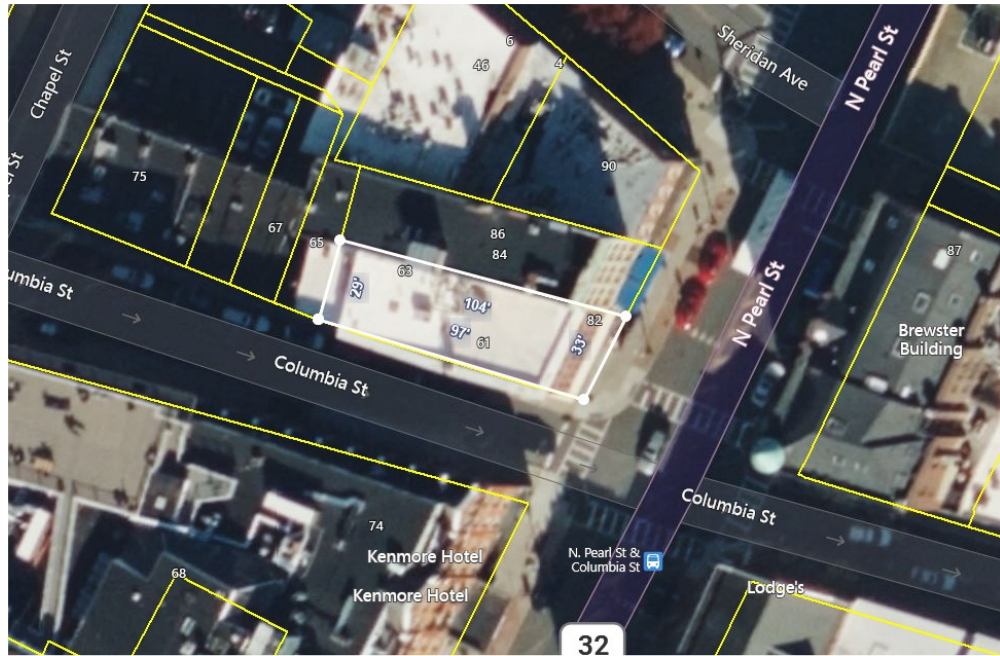
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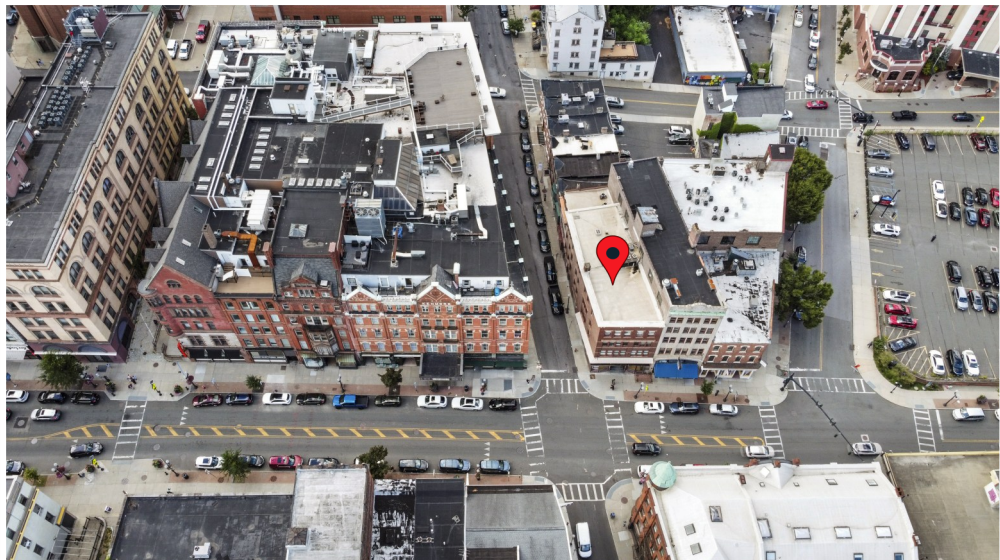
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TAX MAP



AERIAL



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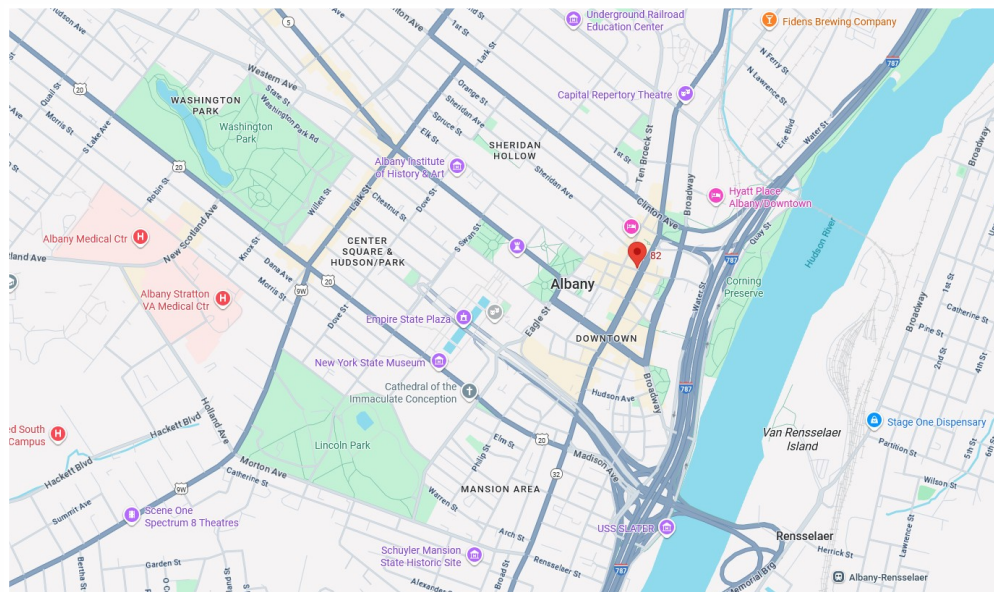
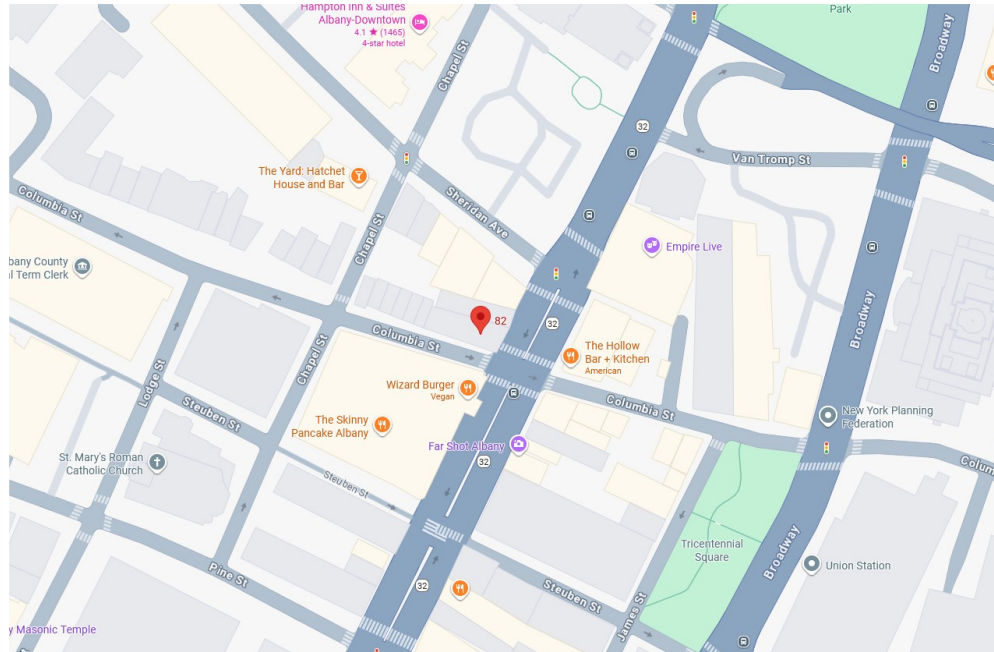


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## LOCATION



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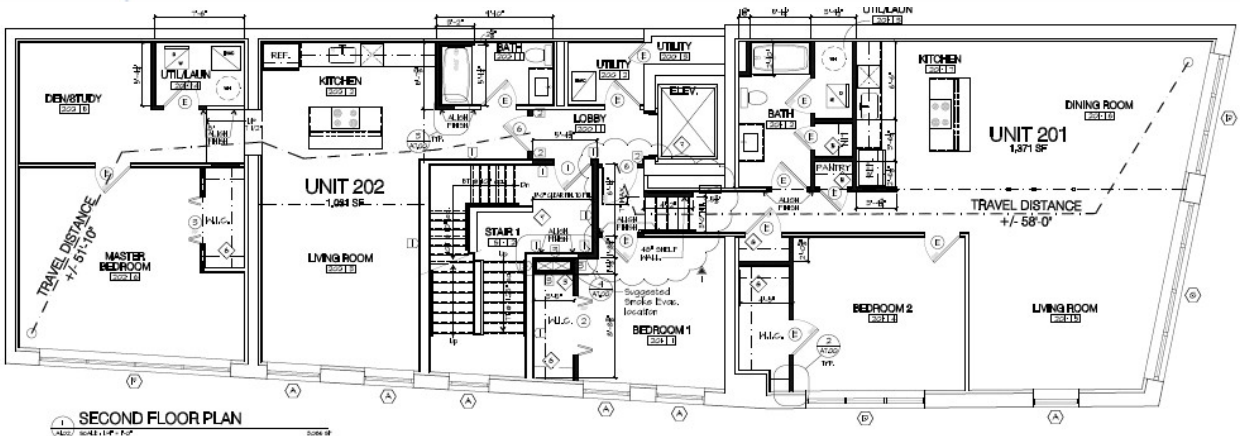
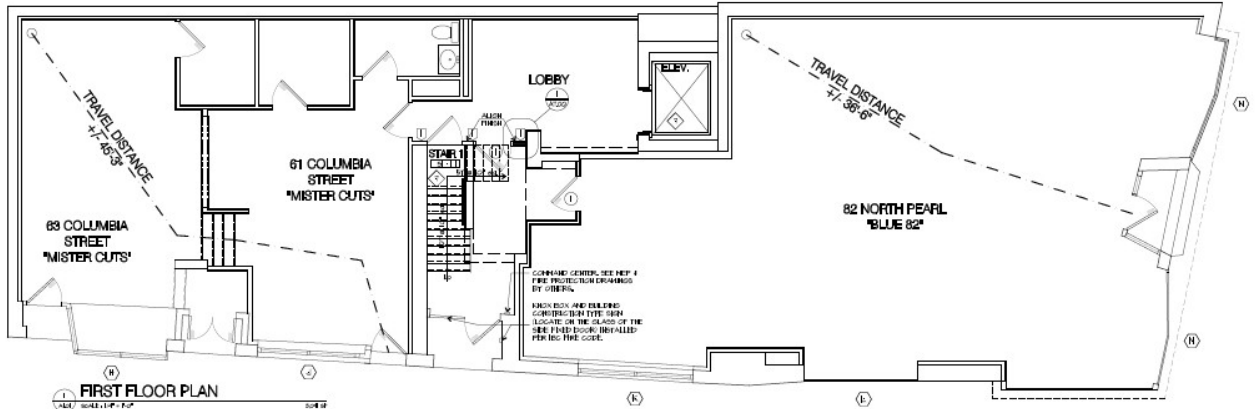
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## FLOOR PLANS



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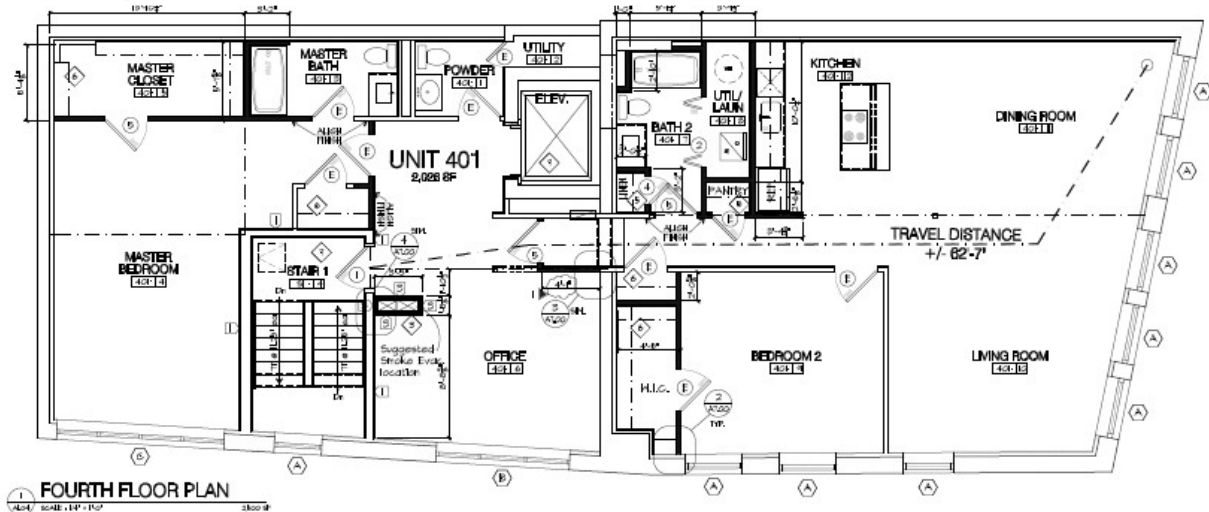


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