

**FOR SALE  
OR  
FOR LEASE**

# **9 Thurlow Terrace**

## **Albany, NY**



### **FEATURES**

- Rare, stunning, and well maintained mansion overlooking Washington Park
- Private and quiet cul de sac
- Beautiful spacious balconies, large windows & great views
- Single tenant law firm & owner occupied since 2007. Recent law firm merger with relocation summer 2019.
- Classically appointed professional law offices
- High ceilings and impressive conference rooms

### **LOCATION**

- Many close retail amenities, minutes to I90 and downtown Albany
- Enclosed CDTA bus stop at end of street
- Nearby SUNY campus

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

Douglas Marr, CCIM  
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[dmarr@carrowrealestate.com](mailto:dmarr@carrowrealestate.com)

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### **PROPERTY**

- 10,249 sq.ft. 4 level main building
- 1,237 sq.ft. 2 level carriage house for commercial or residential use
- Block building construction with asphalt shingled roof on a 0.52 acre lot
- Elevator service to 3 floors
- Keypad security access with inside motion detectors
- Fiber internet with CAT 6 wiring
- 25 car parking / Public water and sewer
- 2016 resurface and restriped parking lot
- Listed on the National Register of Historic Places as a Contributing Resource of the Washington Park Historic District, and potentially eligible for federal and state historic tax credits

### **ECONOMICS**

**For Sale at \$ 895,000**

**For Lease at \$12.00 triple net**

Carriage house terms to be negotiated

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### PHOTO GALLERY



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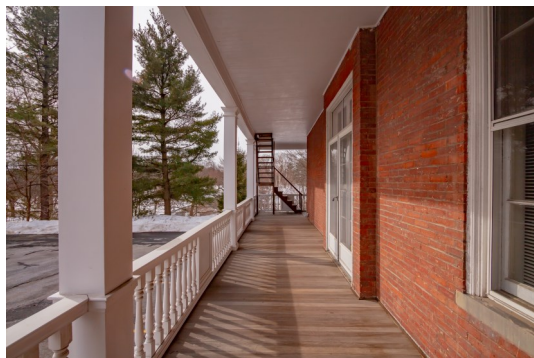
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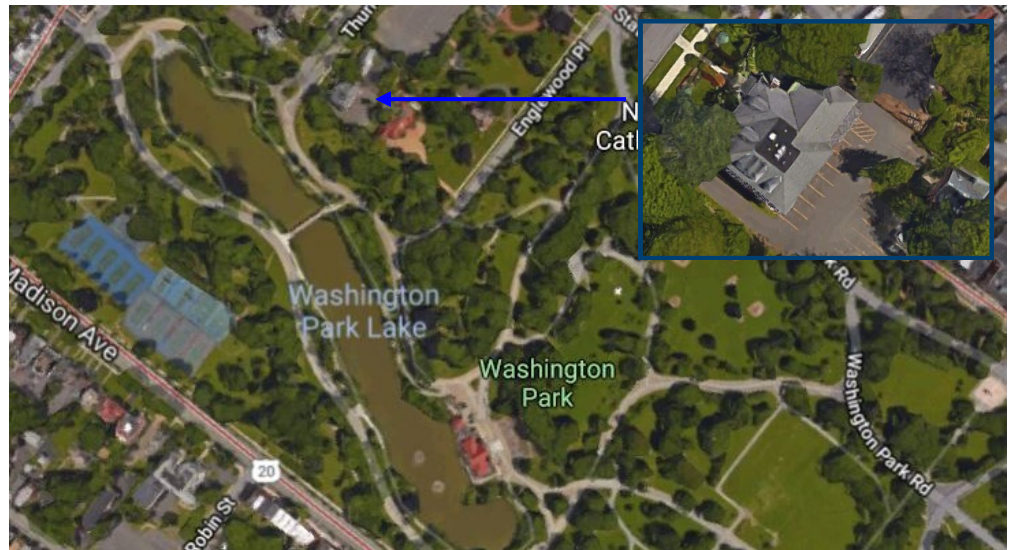
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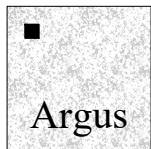
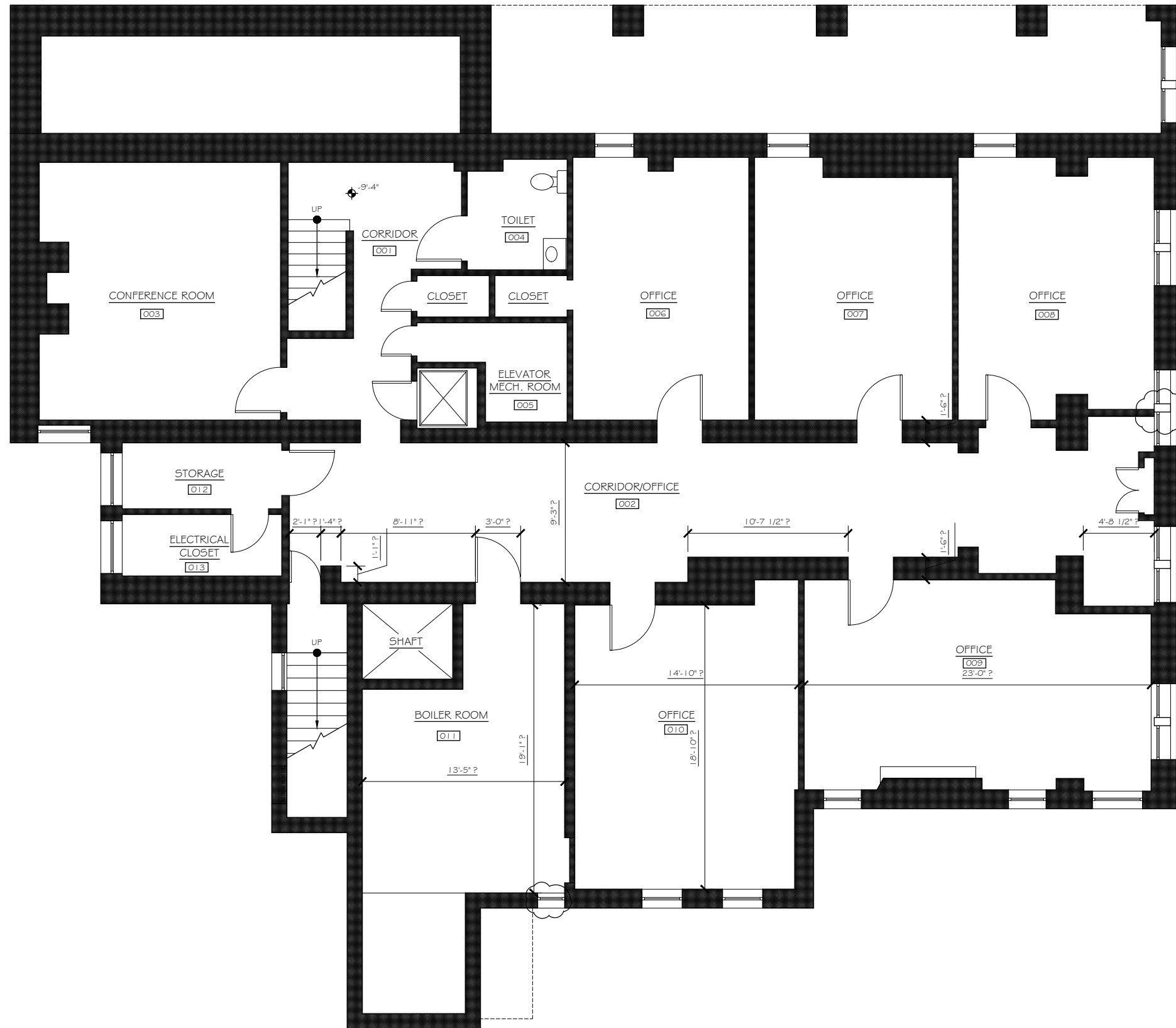
# 9 Thurlow Terrace

## Albany, NY

### MAPS



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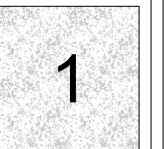


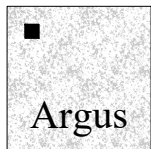
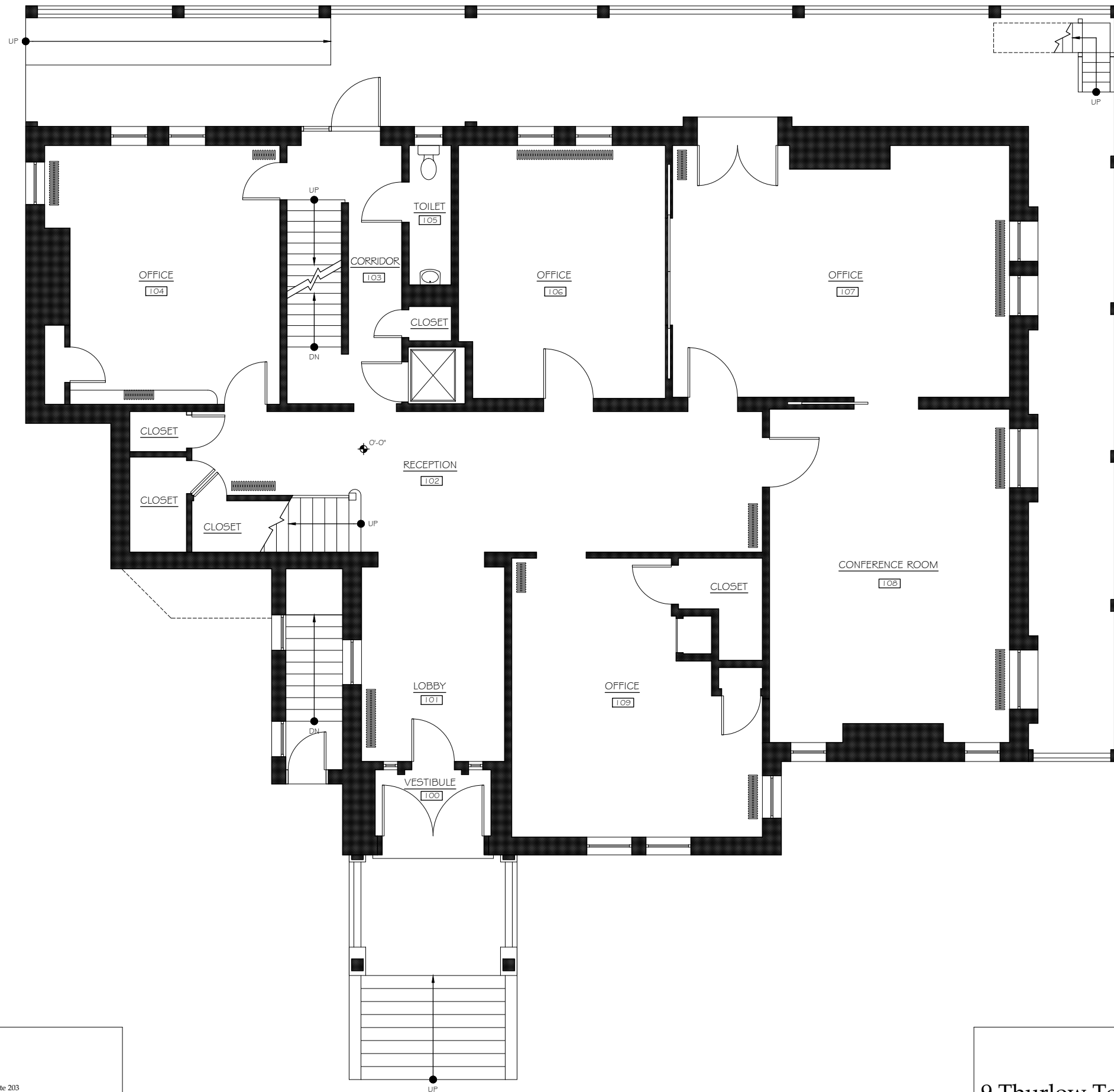
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9 Thurlow Terrace  
Albany, NY 12203

**BASEMENT PLAN**  
Scale: 1/8" = 1'-0"  
Date: November 20, 2018

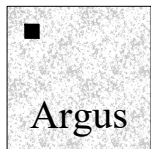
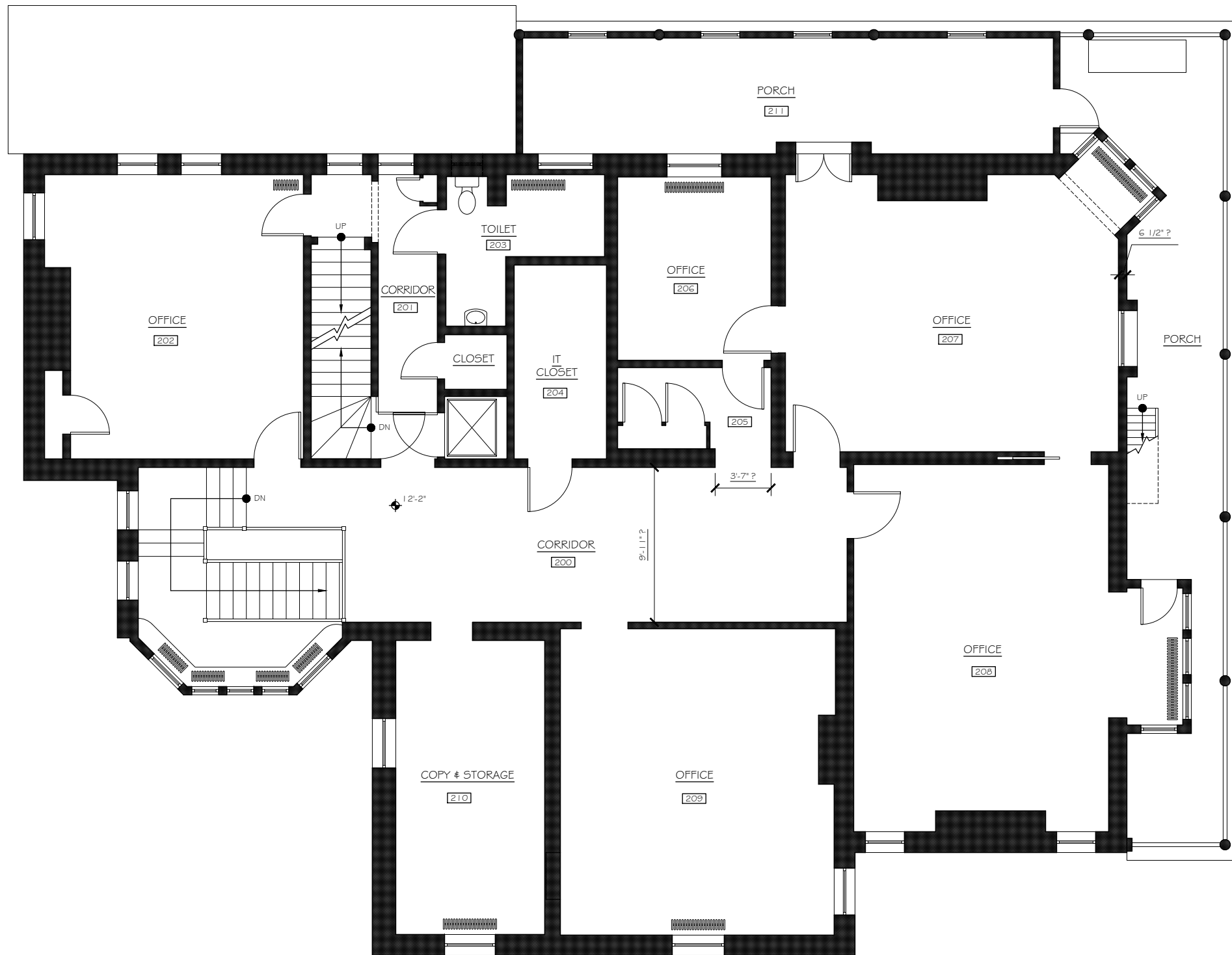




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**FIRST FLOOR PLAN**  
 Scale: 1/8" = 1'-0"  
 Date: November 20, 2018

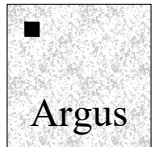
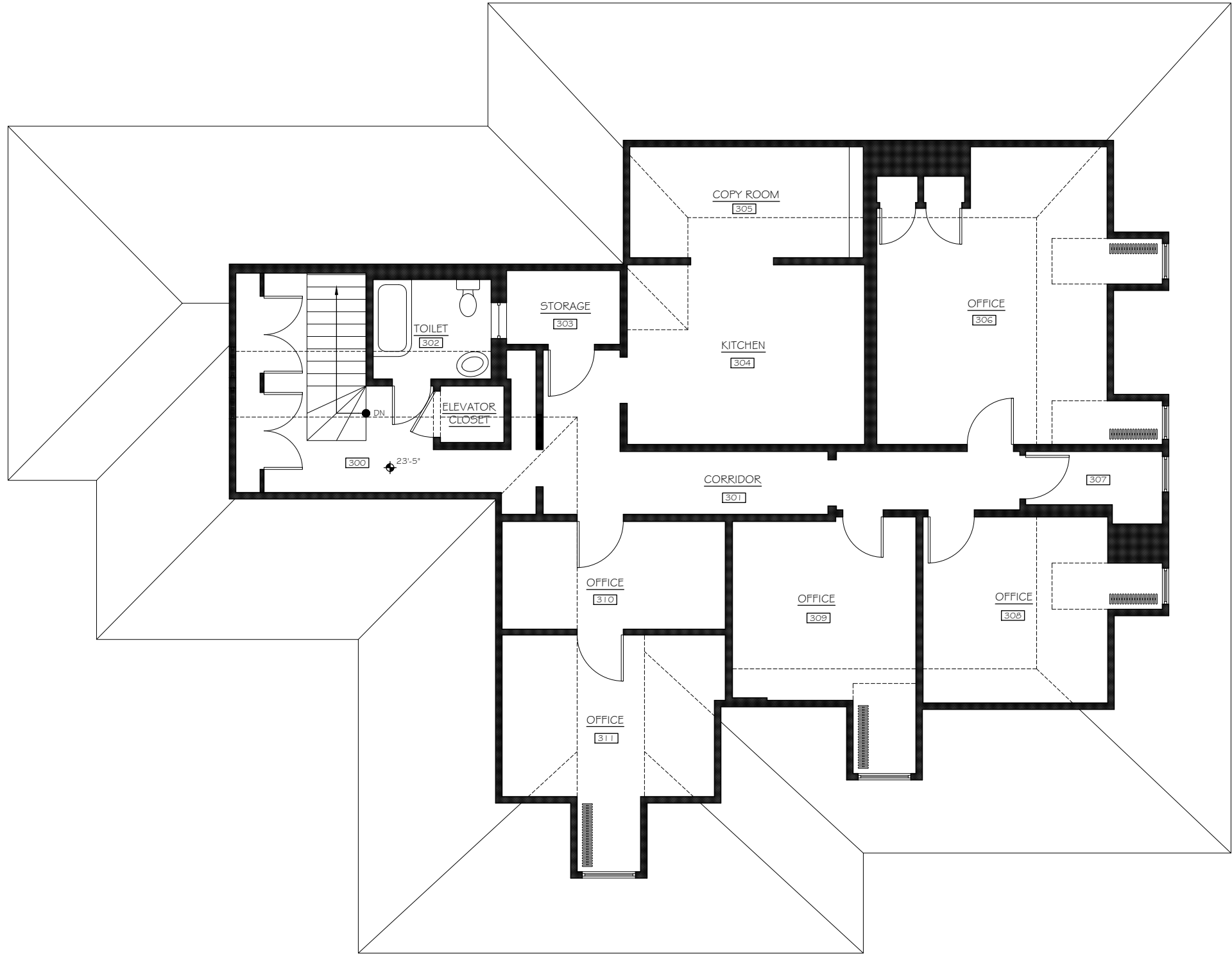


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SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"  
Date: November 20, 2018



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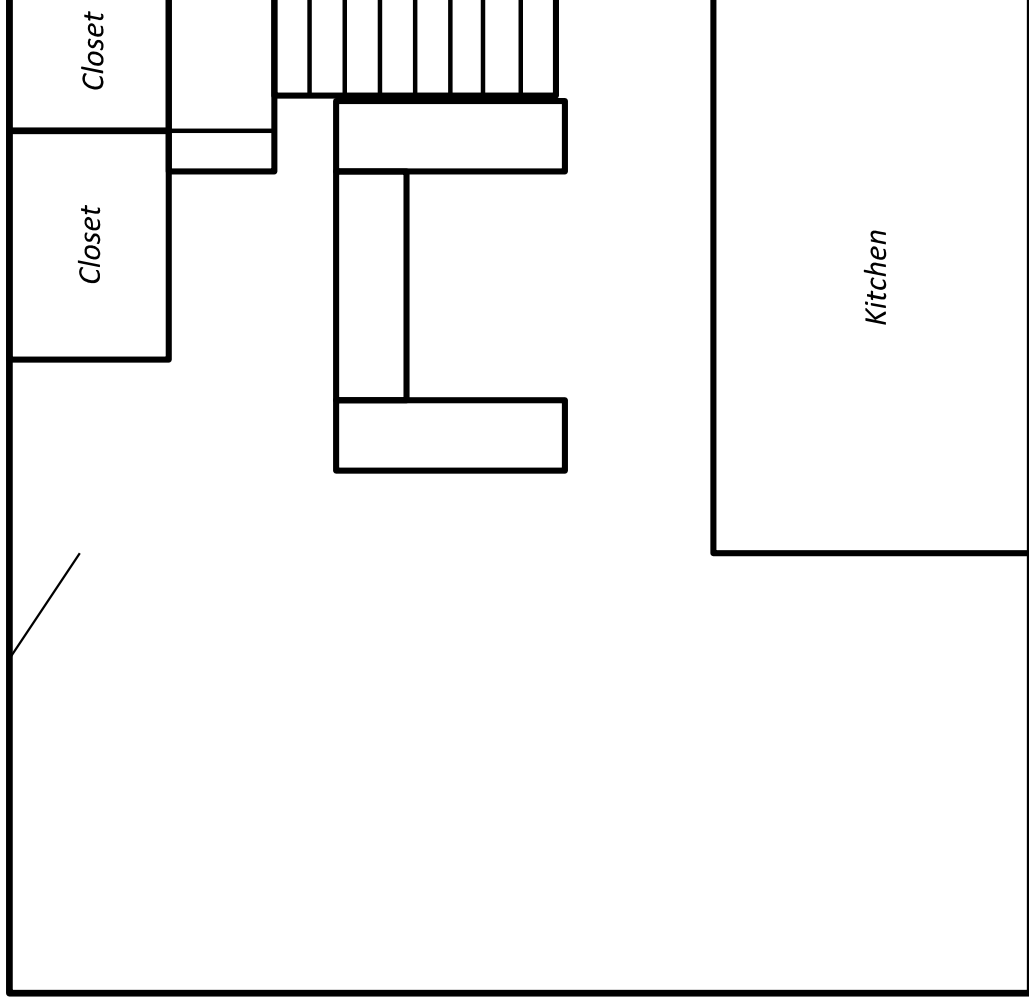
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THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"  
Date: November 20, 2018

# 9 Thurlow Terrace – Carriage House

## First/Ground Floor



# 9 Thurlow Terrace – Carriage House

## 2nd Floor

