

**FOR
SALE**

39 COLUMBIA STREET

ALBANY, NY



DOWNTOWN ALBANY INVESTMENT / REDEVELOPMENT OPPORTUNITY

+/-55,113 SF CLASS B OFFICE BUILDING
85 VEHICLE ON-SITE PARKING LOT
+/- 0.89 ACRES
POTENTIAL FUTURE DEVELOPMENT OF PARKING LOT
43.16% OCCUPIED
MIXED-USED DOWNTOWN ZONING (MU-DT)
DIRECTLY ACROSS FROM TRICENTENNIAL PARK
ELIGIBLE FOR HISTORIC REHAB TAX CREDITS
IN AN AREA OF TREMENDOUS GROWTH AND DEVELOPMENT

FOR SALE

\$3,390,000
(\$61.51 PER SF)

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Rudy R. Lynch, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 207 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

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PROPERTY DETAILS

- 52,500 SF Multi-Tenant Class B Office Building
- 85 Vehicle On-Site Surface Parking Lot
- 0.89 Acres
- Five (5) Stories
- Three (3) Passenger Elevators
- Fully Sprinklered
- Mixed-Use Downtown Zoning (MU-DT)
- Originally Constructed in 1880
- Masonry and Steel Construction
- Forced Hot Air and Central Air Cooling
- Rubber Roof
- Municipal Water & Sewer
- 120 Volts, 1,600 Amps, Single Phase Electric Service
- Real Estate Taxes: \$77,248.81 (\$1.47 PSF)

LOCATION DESCRIPTION

- Located in the Heart of Downtown Albany's Central Business District
- Immediate Access to I-90 and I-87
- 16 Minutes to Albany International Airport
- 6 Minutes to Albany-Rensselaer Amtrak Station
- 11 Minutes to SUNY Polytechnic Institute
- 9 Minutes to Albany Medical Center
- Directly Attached to Kennedy Parking Garage
- Next to NEW Public Dog Park
- Across from Popular Tricentennial Park
- Short Walk to Hotels, Restaurants, Theaters and so much more!

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EXTERIOR
PHOTOS



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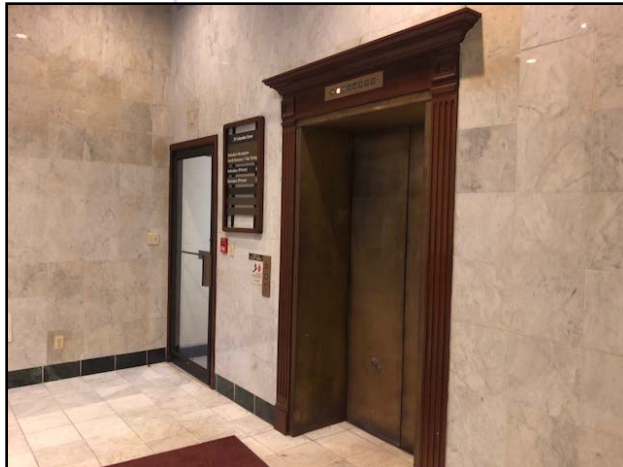
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INTERIOR
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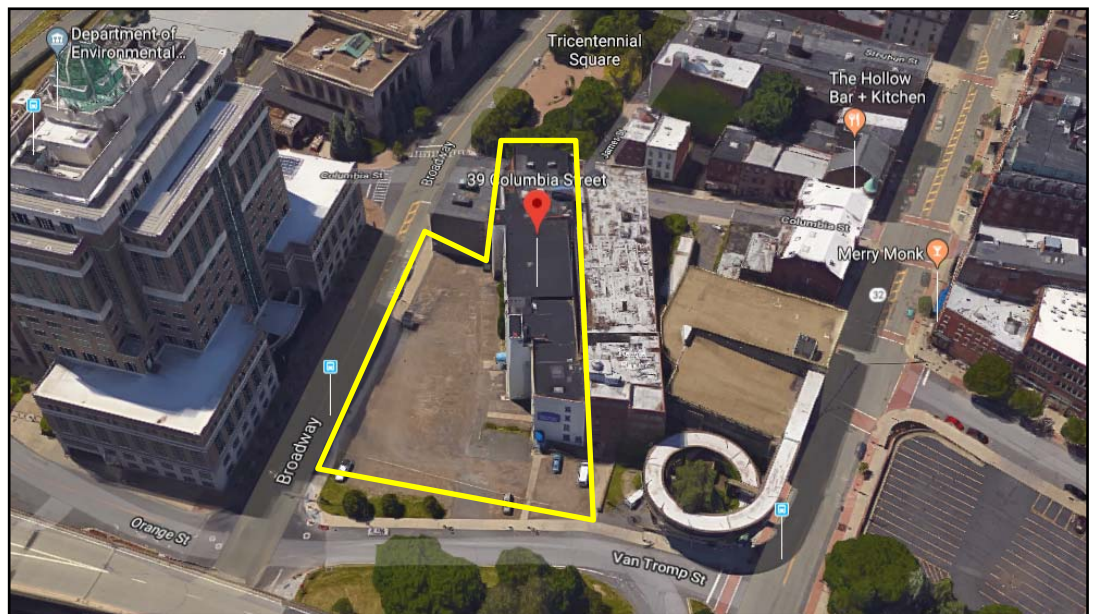
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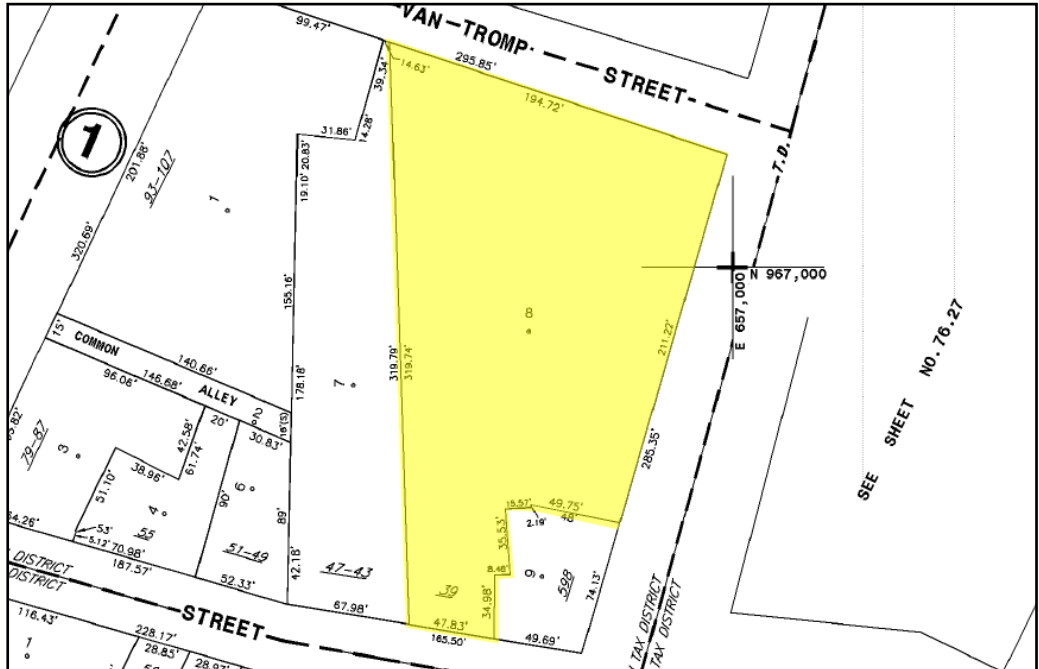
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AERIAL VIEW



TAX MAP



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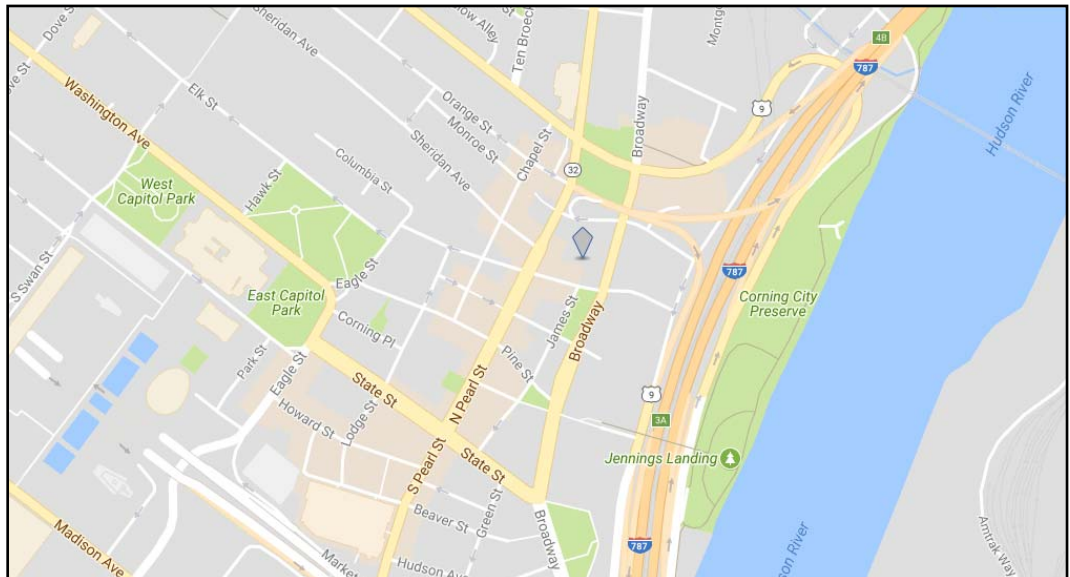
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DEMOGRAPHICS

| Population | 3 Mile | 5 Mile | 10 Mile |
|------------------------|-----------|-----------|-----------|
| 2017 Total Population: | 100,643 | 177,674 | 390,050 |
| 2022 Population: | 101,465 | 179,899 | 394,969 |
| Pop Growth 2017-2022: | 0.82% | 1.25% | 1.26% |
| Average Age: | 36.20 | 37.70 | 39.00 |
| Households | | | |
| 2017 Total Households: | 43,852 | 73,714 | 161,822 |
| HH Growth 2017-2022: | 0.80% | 1.31% | 1.33% |
| Median Household Inc: | \$41,726 | \$53,452 | \$58,948 |
| Avg Household Size: | 2.20 | 2.20 | 2.30 |
| 2017 Avg HH Vehicles: | 1.00 | 1.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$164,243 | \$190,297 | \$200,338 |
| Median Year Built: | 1948 | 1952 | 1957 |

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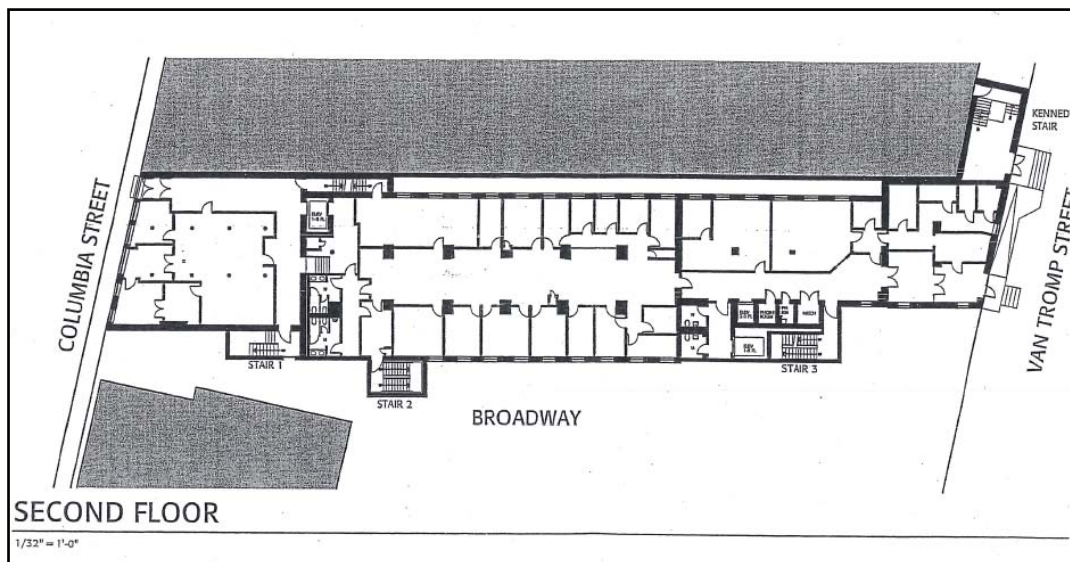
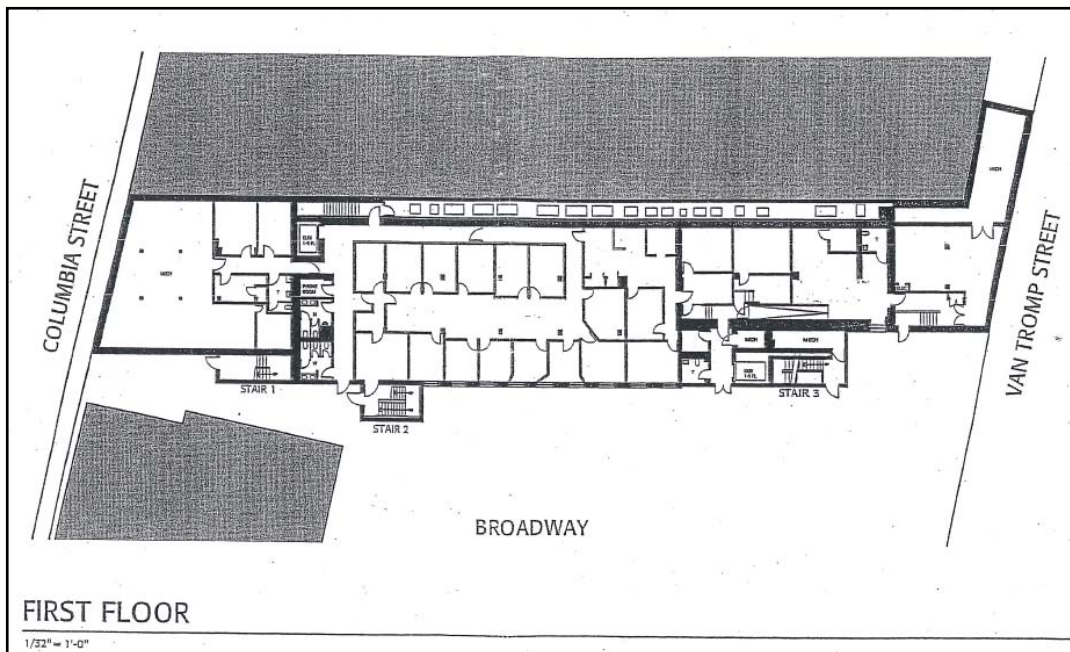
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FLOOR PLANS



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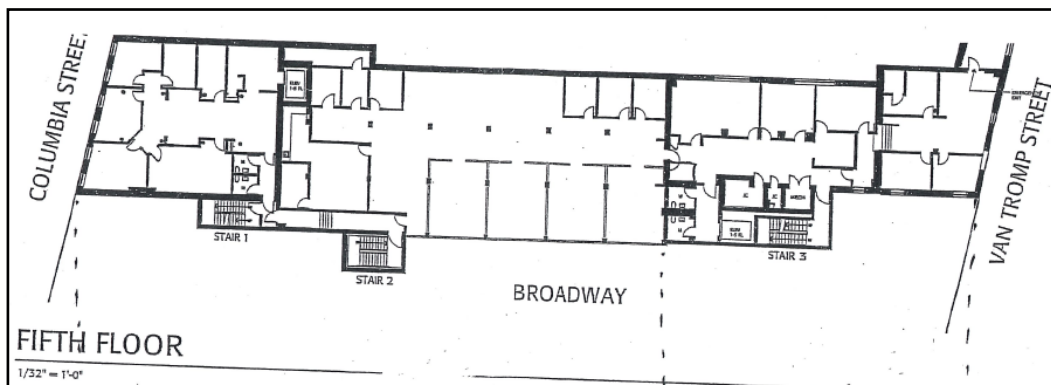
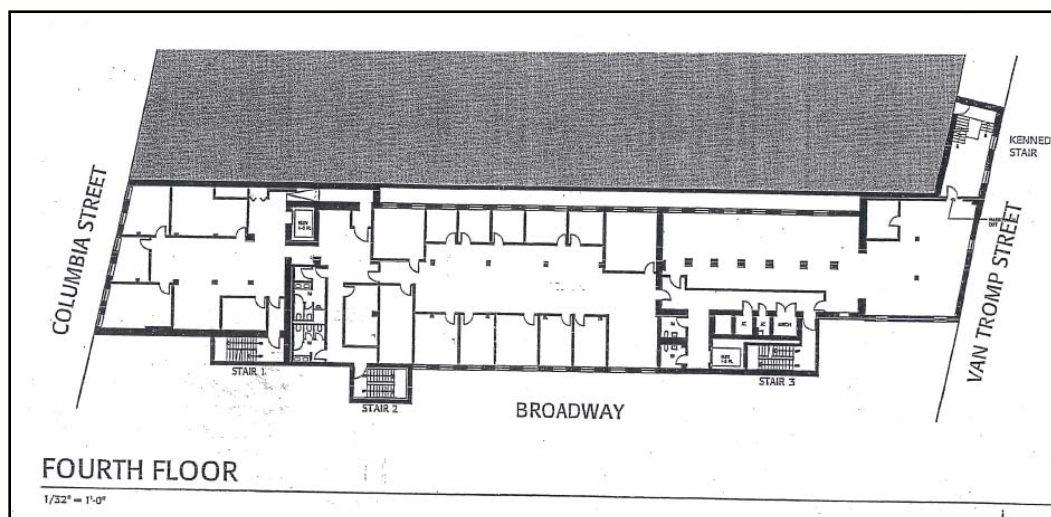
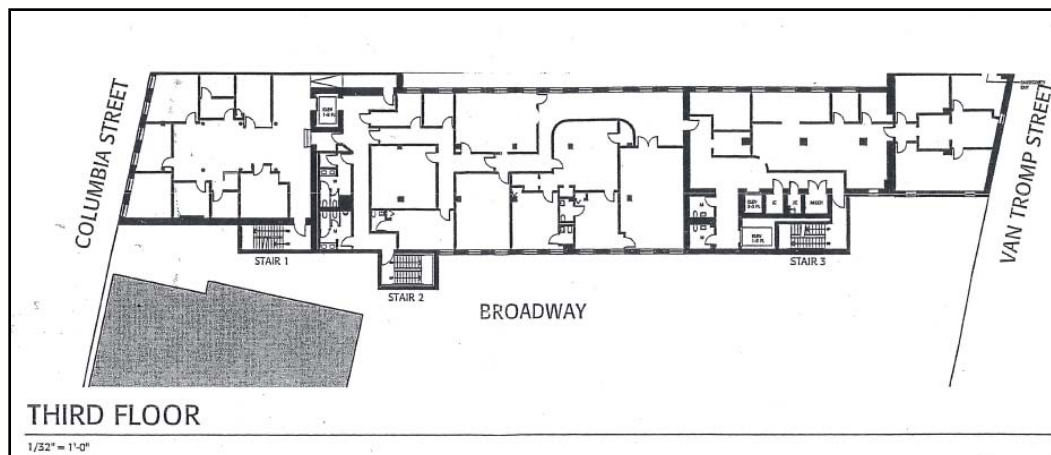
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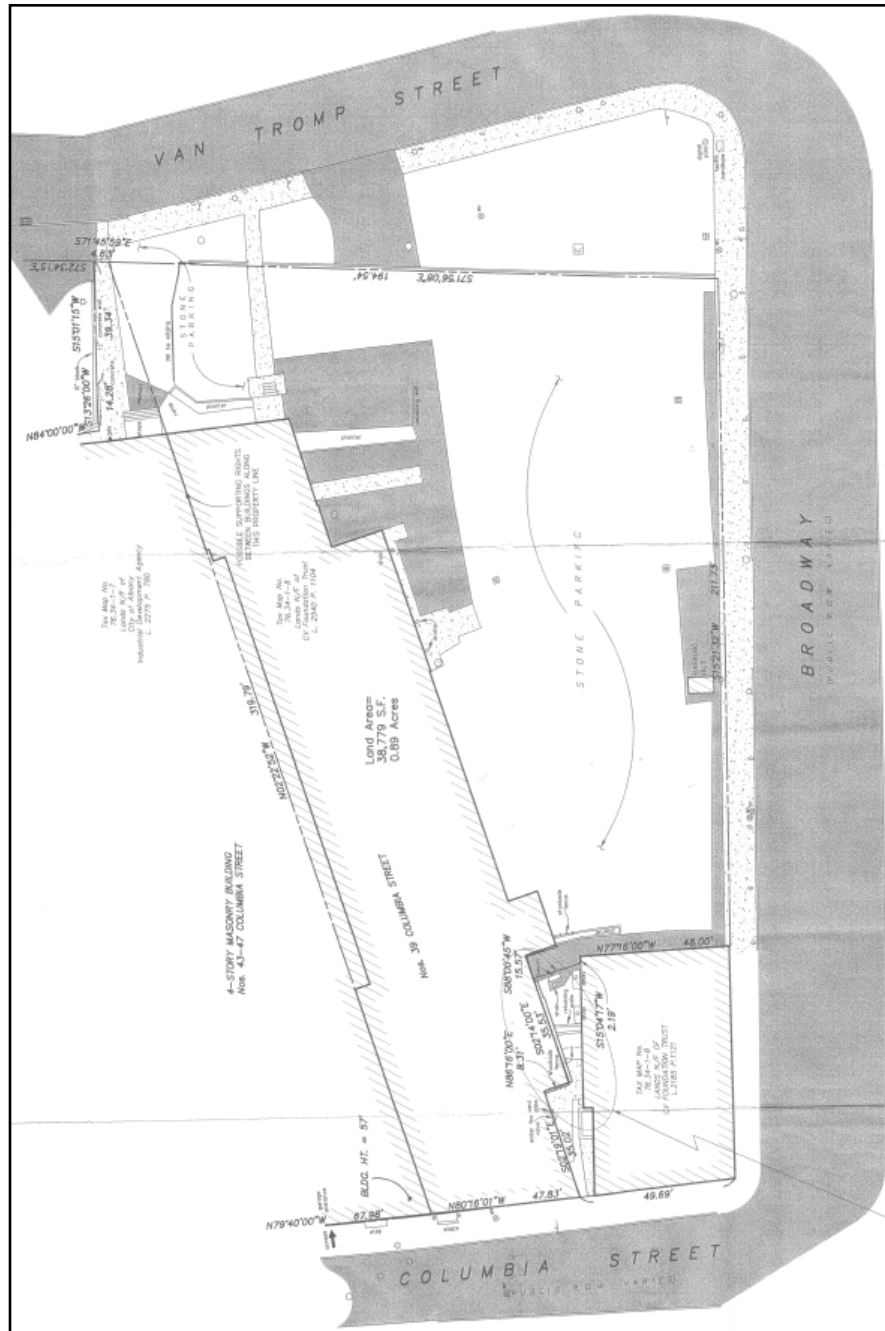
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SURVEY



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