

**FOR  
SALE**

# 55 Colvin Avenue

## Albany, NY



### BUILDING

- 9,600 SF 2 story office building
- New carpeting
- New roof and updating lighting completed in 2016
- Handicap accessible with front automatic door opener
- Passenger elevator
- 30 parking spaces

**AVAILABLE FOR SALE**

**PRICE REDUCED!**

~~\$449,000~~

**\$399,000**

**4,800 SF OR 9,600 SF AVAILABLE FOR LEASE AT \$12 + UTILITIES / CLEANING**

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

Douglas Marr, CCIM  
NYS Lic. Assoc. Real Estate Broker  
(518) 462-7491 x 204 office  
(518) 225-7608 cell  
dmarr@carrowrealestate.com



Adding Value Through  
Professional Real Estate Services

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### LOCATION

- Half mile to major retail - Westgate Plaza with multiple shops and eateries
- Close to major highways - I-90, I-87 and I-85
- Available public transportation
- Centrally located between Town of Colonie and City of Albany
- Near SUNY, Nanotech, major hospitals and universities
- Zoning - Commercial office

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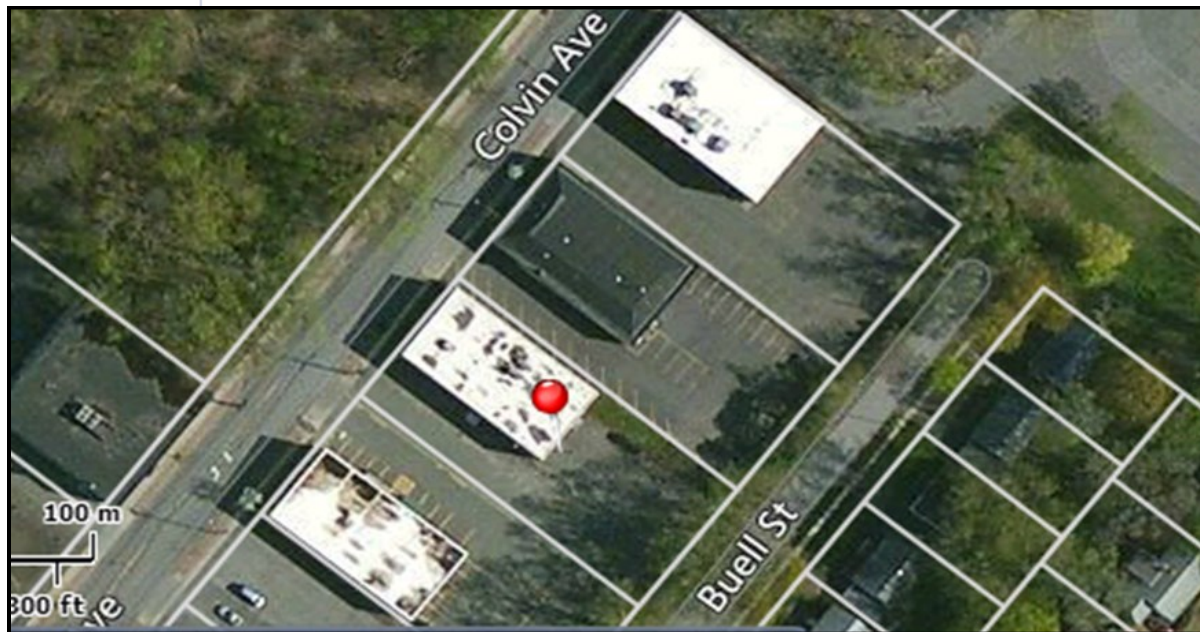
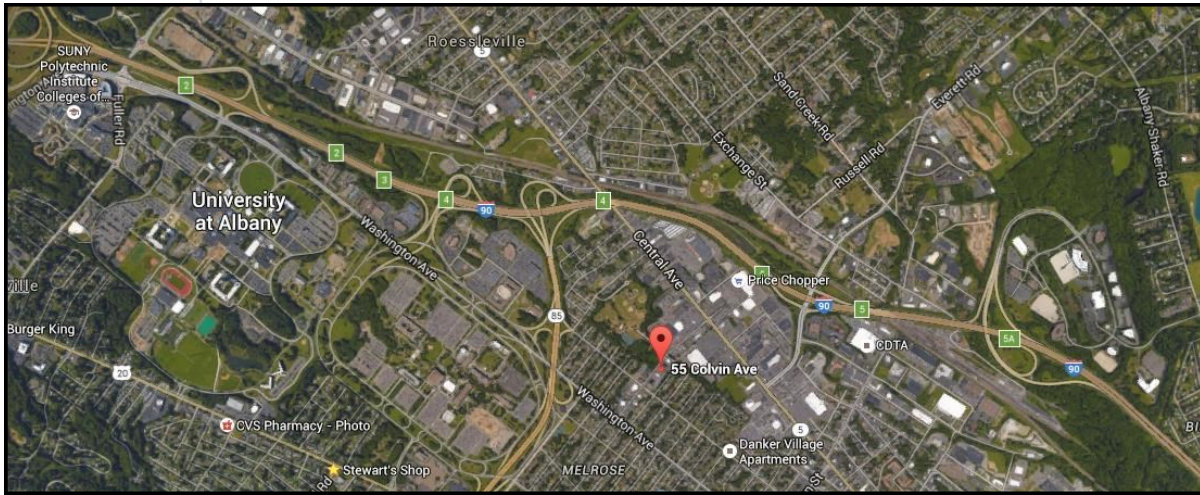
 **Carrow**  
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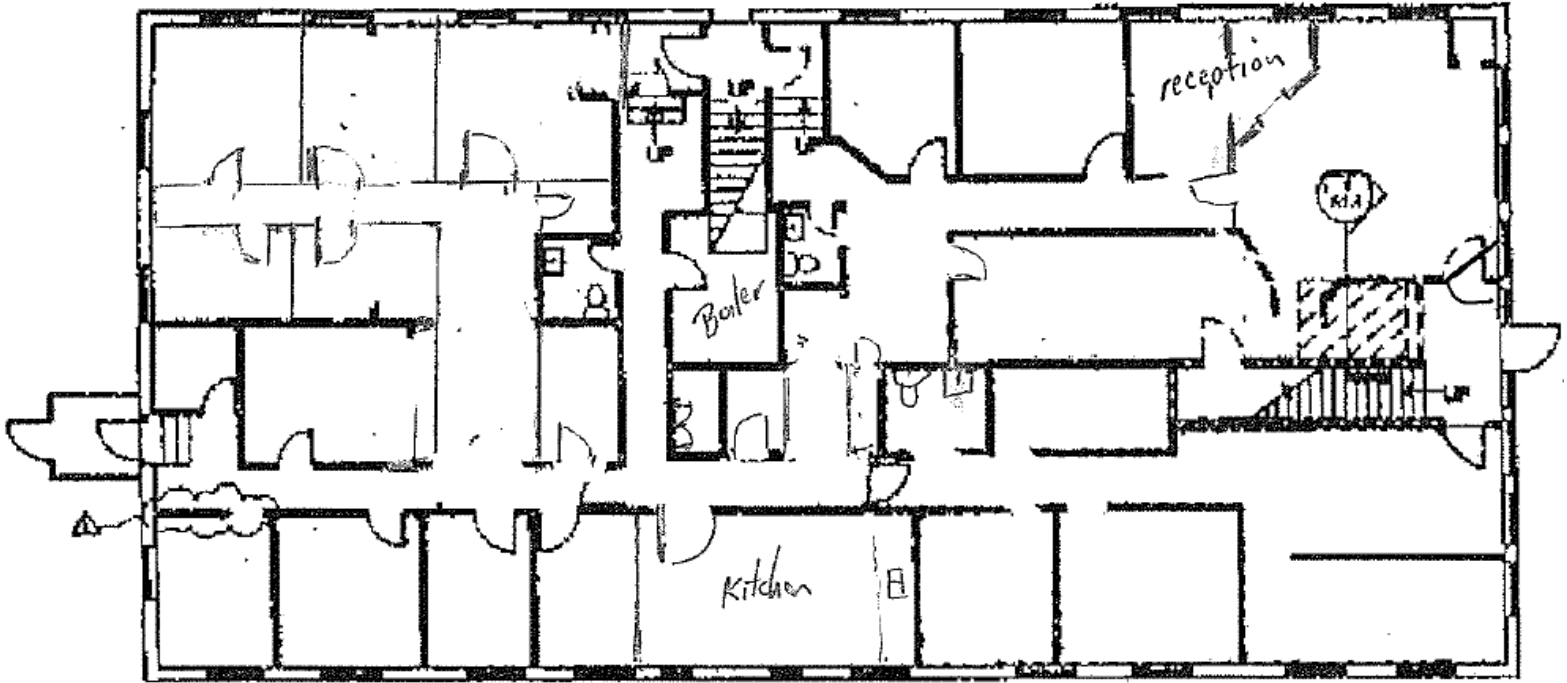
MAP



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# 1ST FLOOR



# 2ND FLOOR

