

## 1 STEUBEN PLACE, ALBANY, NY 12207

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William "Felton" McLaughlin, CCIM, SIOR

- Commercial Lease
- Retail
- Commercial Lease
- 94600 sq ft

## **Basics**



**MLS Number:** 202500343

Category: Retail

Type: Commercial Lease

**Zoning:** MU-DT Mixed Use Downtown

Area, sq ft: 94600 sq ft

Lot size, acres: 0.32 acres

**Directions:** I-787 to Clinton Ave exit, 1 block on Clinton

Ave to North Pearl, left on North Pearl 2 blocks to

Kenmore/Steuben buildings on the right at the corner of

Steuben Place

Address: 1 Steuben Place Albany,

NY 12207

Status: Commercial Lease

Listing Type: For Lease

Stories: 6

**Available SF: 2666** 

Year built: 2019

Date added: Added 6 days ago

## **Description**

**Property Description:** \*\*Please check w/ LBO for possible changes in co-op compensation. Unique speak-easy bar and lounge on the lower level of the Kenmore Apartments w/ the entrance off the cobblestone Steuben Alley. Approximately 2666 SF w/ a beautiful mahogany bar, paneling and wainscoting in the bar room and lounge, plus a larger open event room attached w/ exposed brick walls. Ideal for intimate gatherings, wine and spirits-tasting events, paint-and-sip, etc. \$3333/mo rent + \$333/mo nets, Signage opportunity by Steuben entrance. Garage parking available for employees.

