

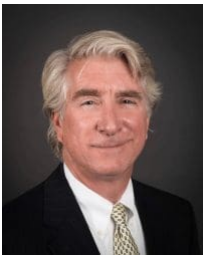


**\$15**

## **1 STEUBEN PLACE, ALBANY, NY 12207**

<https://naiplatform.com>

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



**Felton McLaughlin**

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### **Basics**



**MLS Number:** 202500343

**Category:** Retail

**Listing Category:** Retail

**Listing Type:** For Lease

**Stories:** 6

**Available SF:** 2666

**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

**Type:** Commercial Lease

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

**Area, sq ft:** 94600 sq ft

**Available Retail SF:** 2666

**Year built:** 2019

**Date added:** Added 8 months ago

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## Important Links

**Property Website:** Array

**Related Property 2:** Array

**Related Property 1:** Array

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## 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.

