



\$199,000

252 HUDSON AVENUE, ALBANY, NY 12210

<https://naiplatform.com>

- Commercial Sale
- Office
- Commercial Sale
- 2704 sq ft



**William "Felton" McLaughlin, CCIM,
SIOR**

Basics



MLS Number: 202401120
Category: Office
Listing Category: Office
Listing Type: For Sale
Stories: 1
Available SF: 2704
Lot size, acres: 0.06 acres
Road Frontage: 60

Address: 252 Hudson Avenue Albany, NY 12210
Status: Commercial Sale
Type: Commercial Sale
Zoning: MU-NE Mixed Use
Area, sq ft: 2704 sq ft
Available Office SF: 2704
Year built: 1987

Directions: Madison Avenue to South Swan, north on South Swan, left on Hudson Ave. 254-C Hudson is the ground-floor condo w/ 3 residential condo units above and parking lot is in the rear.

Date added: Added 6 months ago

Important Links

Property Website: Array

Related Property 1: Array

Related Property 2: Array

Description

Property Description: **Please check w/ LBO for possible changes in co-op compensation. Rare small office condo for sale in the desirable Center Square neighborhood of Downtown Albany. With the Capitol, Legislative Office Building, and Empire State Plaza less than a 5-minute walk, this condo is ideal for lobbyists, trade associations, or any group that needs to be close to all NYS legislative buildings. 4 private offices, large 15x23 conference room, large open bullpen, kitchenette and 2 ADA-compliant restrooms. Retail and multi-family uses also permitted in MU-NE zoning district. New rubber roof and 2 heating/cooling zones. The full cost of ownership is less than the cost to lease similar office space. 4 daytime parking spaces included in the rear. Retail uses also permitted in MU-NE zoning district. Priced with flexibility - Owner will consider lower offers for "as-is" sale.

