

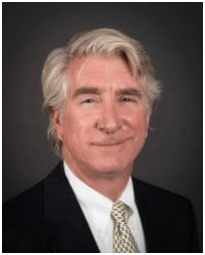


\$199,000

252 HUDSON AVENUE, ALBANY, NY 12210

<https://naiplatform.com>

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



Felton McLaughlin

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 8 months ago

Important Links

Property Website: Array

Related Property 2: Array

Related Property 1: 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.

