

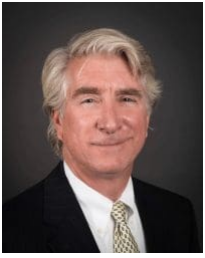


\$3,500

4 STEUBEN STREET ALBANY, NY 12207

<https://naiplatform.com>

- Commercial Lease
- Retail
- Commercial Lease
- 26544 sq ft



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

Basics



MLS Number: 202500924

Category: Retail

Listing Category: Retail

Listing Type: For Lease

Stories: 4

Available SF: 2500

Year built: 1920

Directions: From the corner of State and North Pearl, north on Pearl past Pine St. 61 North Pearl is on the corner of Pearl and Steuben St. Right on Steuben St down the cobblestone alley about halfway down the hill on the right.

Address: 4 Steuben Street Albany, NY 12207

Status: Commercial Lease

Type: Commercial Lease

Zoning: MU-DT Mixed Use Downtown

Area, sq ft: 26544 sq ft

Lot size, acres: 0.27 acres

Road Frontage: 50

Date added: Added 6 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. 2500 SF storefront space is 50' wide by 40' deep in the main open area and is mostly open w/ a unisex ADA bathroom and office/storage room. Airy space w/ 50' frontage, 12' ceilings and exposed ductwork was formerly a paint & sip as well as a yoga/dance studio. Fenced-in outdoor patio included. Rent is \$3500/mo + utilities/cleaning and pro rata increases of opex increases after the base year and landlord will deliver a vanilla box at the asking rent. CAM charges included in the \$3500/mo rent. Landlord controls garage parking nearby for employees.

