



**\$3,500**

## **4 STEUBEN STREET ALBANY, NY 12207**

<https://naiplatform.com>

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



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

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### **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

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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. 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.

