



\$729,000

453 NEW KARNER ROAD, ALBANY, NY 12205

<https://naiplatform.com>

Basics

MLS Number: 202600254

Listing Category: Office

Zoning: OR Office/Residential

Ceiling Height: 9

Available SF: 5,599

Year built: 1986

Date added: Added 3 months ago

Address: 453 New Karner Road, Albany, NY 12205

Listing Type: For Sale

Stories: 1

Parking Spaces: 20

Available Office SF: 5,599

Directions: Located at the north end of New Karner, within the Karner Woods Office Park.

Important Links



Property Website: Array

Related Property 1: Array

Related Property 2: Array

Description

Property Description: Position your business in a turnkey, professional environment with this fully renovated, stand-alone office building located within a well-maintained condo office park. The property benefits from established management, including shared landscaping, common parking areas, and pedestrian walkways - delivering a polished, campus-style setting with minimal exterior maintenance responsibilities. Recent capital improvements include a new roof and comprehensive interior upgrades, featuring updated walls, modern flooring, and a clean, contemporary finish throughout. Abundant natural light pours into the space through expansive windows and skylights, creating an inviting and highly productive work environment. The thoughtfully designed layout offers a versatile mix of private offices, open work areas, and conference rooms, and is ideal for a wide range of professional users. The building is uniquely configured to accommodate two separate occupants, each with dedicated entrances and lavatory facilities, making it well-suited for owner-users seeking supplemental rental income or multi-tenant flexibility. Surrounded by established trade and membership organizations, the property benefits from a professional, synergistic business community. The current owner-occupant will require approximately 5-6 months to relocate, presenting a clear transition timeline for future ownership or tenancy.

