



**\$729,000**

## **453 NEW KARNER ROAD, ALBANY, NY 12205**

<https://naiplatform.com>

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### **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.

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### **Important Links**



**Property Website:** Array

**Related Property 1:** Array

**Related Property 2:** Array

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## 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.

