

## **58 PEARL STREET, ALBANY, NY 12207**

https://naiplatform.com



William "Felton" McLaughlin, CCIM, SIOR

- Commercial Lease
- Retail
- Commercial Lease
- 47320 sq ft

## **Basics**



**MLS Number: 202500277** 

Category: Retail

Listing Category: Retail

**Listing Type:** For Lease

Stories: 6

Available SF: 2580

Lot size, acres: 0.18 acres

**Directions:** I-787 to Clinton Ave exit, Clinton Ave one block to North Pearl, south on North Pearl and 58 North Pearl is on corner of Steuben Alley across from the

Kenmore/Steuben buildings

Address: 58 Pearl Street Albany, NY

12207

Status: Commercial Lease

**Type:** Commercial Lease

**Zoning:** MU-DT Mixed Use Downtown

**Area, sq ft: 47320** sq ft

**Available Retail SF: 2580** 

Year built: 2015

Date added: Added 6 days ago

## **Important Links**

Property Website: Array Related Property 1: Array

Related Property 2: Array

## **Description**

**Property Description:** \*\*Please check w/ LBO for possible changes in co-op compensation. High visibility 2580 SF retail space on the corner of North Pearl and Steuben Place on the 1st floor of the recently re-developed Steuben Place Apartments. 43' frontage to the street w/ 8' high storefront glass windows facing both streets and 16' ceiling height. MU-DT zone permits uses including food service, tavern, salon/spa, medical, gym, and many other general retail uses. High pedestrian traffic and 8500 AADT vehicular traffic. Landlord will deliver a vanilla box at the \$3225/mo NNN rental rate plus \$498/mo nets and will work w/ tenants providing amenities for upstairs apartments.

