



## 58 PEARL STREET, ALBANY, NY 12207

<https://naiplatform.com>



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

**\$15**

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

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## 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 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. 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.

