



58 PEARL STREET, ALBANY, NY 12207

<https://naiplatform.com>



Felton McLaughlin

\$15

- 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 8 months ago

Important Links

Property Website: Array

Related Property 2: Array

Related Property 1: 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.

