

$16

- Commercial Lease
- Retail
- Commercial Lease
- 10085 sq ft

82 PEARL STREET, ALBANY, NY 12207

https://naiplatform.com



Felton McLaughlin

Basics

MLS Number: 202500276

Address: 82 Pearl Street Albany, NY 12207

Category: Retail

Status: Commercial Lease

Listing Category: Retail

Type: Commercial Lease

Listing Type: For Lease

Zoning: MU-DT Mixed Use Downtown

Stories: 4

Area, sq ft: 10085 sq ft

Available SF: 1606

Available Retail SF: 1606

Lot size, acres: 0.07 acres

Year built: 1850

Road Frontage: 33

Directions: I-787 to Clinton Ave exit, Clinton Ave 1 block to North Pearl, south on North Pearl to the NW corner of North Pearl and Columbia.

Date added: Added 1 year 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 1606 SF retail storefront space at the corner of North Pearl and Columbia. Four 6-foot storefront glass windows w/ 33' frontage facing North Pearl and two sets of 4-6 foot windows facing Columbia. 400-amp electric + walk-in cooler in basement. MU-DT zone permits uses including food service, tavern, salon/spa, medical and many other general retail uses. High pedestrian traffic and 8500 AADT. Landlord will deliver a vanilla box at the $2141/mo NNN rental rate and the nets are $201/mo in additional rent. Landlord will work w/ tenants providing amenities for upstairs apartments. Garage parking available in LL-owned garage 1 block away