

12 Central Avenue, Albany, New York 12210

FOR SALE

\$244,900



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Zoning allows for artisanal manufacturing (brewery/distillery/etc), cafe, gallery, restaurant, and more. Agent will accompany on all showings and previously worked at the club. Easy to show, well maintained. Business has been operating for two decades. The total volume of daily vehicle traffic for this property is 17,371.

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BUILDING INFORMATION

| | |
|-----------------|-----------------|
| Building SF: | 2,400 SF |
| Zoning: | MU-CU |
| Parcel: | 0.06 Acres |
| Parking: | Street / Public |
| Ceiling Height: | 16 ft |
| Stories: | 1 |
| Water: | Municipal |
| Heat: | HVAC |
| Construction: | Masonry |
| Roof: | Rubber |
| Condition: | Good |
| Age: | 75 |



POTENTIAL USES

Business, Restaurant, Tavern, Club, Retail, Warehouse,
Office, Day Care, Artisanal, Manufacturing, Residential.

For more information, contact:

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