

FOR SALE: OFFICE CONDO SPACE AVAILABLE

252 Hudson Ave, Albany, NY 12210



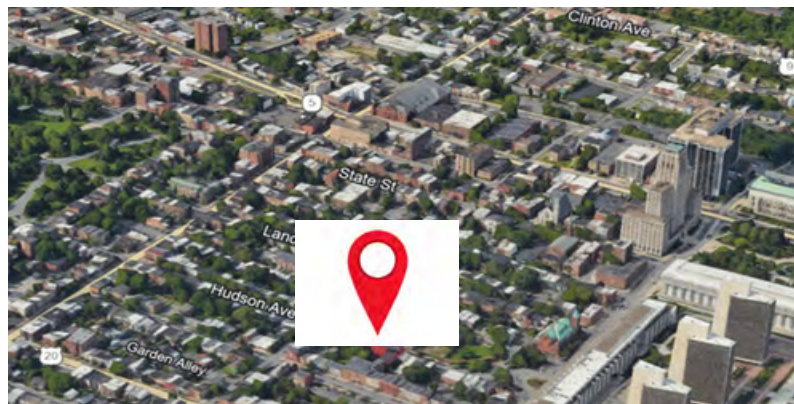
PROPERTY INFORMATION

This spacious ground-floor condo unit, built in 1987, offers 2,704 +/- square feet of well-maintained space. It features two gas-fired HVAC furnaces and central air for optimal comfort. The property comes with four designated parking spaces available Monday-Friday. Walking distance to the Capitol and Legislative Office Building. Priced with flexibility - Owner will consider lower offers for "as is" sale.

Sale Price:	\$199,000
Available SF:	2,704 +/- SF

PROPERTY HIGHLIGHTS

- Ideal for owner occupants and or lobbying firms
- 4 private offices
- Large conference room
- Kitchenette
- 2 ADA compliant bathrooms
- Office furnishings can be included



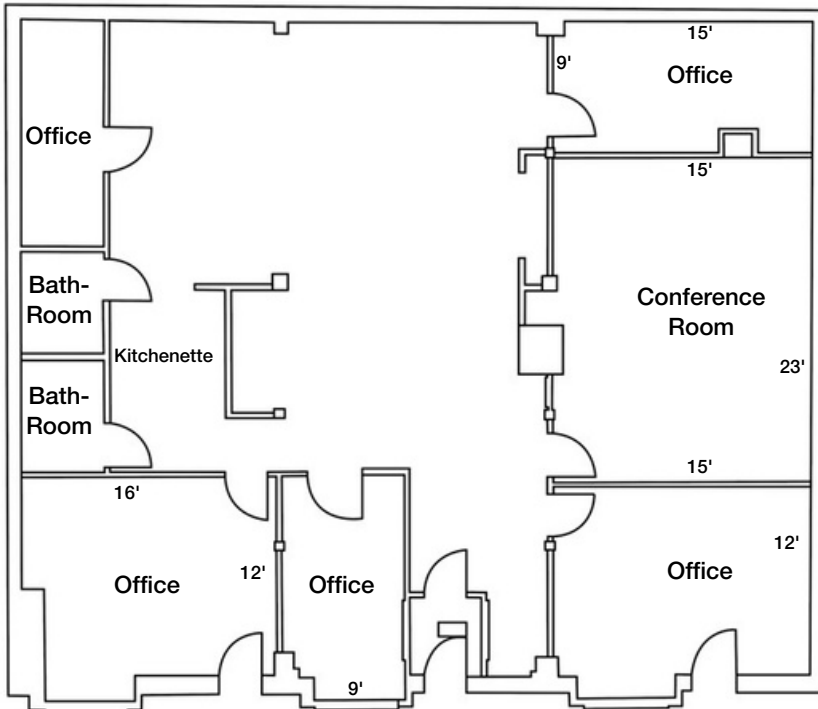
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PERMITTED USES - MU-NE Zone

- Club
- Community Center
- Culture Facility
- Daycare
- School ©
- Religious Institution
- Bed & Breakfast ©
- Medical Office ©
- Office / General
- Personal Business
- Business Service Center ©
- Indoor Recreation ©
- Retail ©
- Special Retail
- Multifamily

© = Conditional Uses



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