

FOR SALE - 6,000 SF OFFICE/WAREHOUSE BLDG

5 Broadway, Albany, NY 12202



Offering Summary

Sale Price: \$2,299,000
Building SF: ~ 6,000 SF
Office SF: ~ 800 SF
Warehouse SF: ~ 5,200 SF
Zoning: MU - FS
Parking: 18 Vehicles
Ceiling Height: 18 FT
Roof: Metal
Water: Public
Sewer: Public
Heating: Natural Gas

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Property Overview

Exceptional chance to secure ± 1.82 acres along the Hudson River, featuring ± 378 feet of premier waterfront frontage in the heart of Albany's revitalizing waterfront corridor. This strategically located property offers convenient access to I-787, I-87, and I-90, making it ideal for a wide range of redevelopment visions.

The flexible zoning can accommodate multiple high value uses: Marina, Light Industrial, Entertainment, and Multi-Unit Residential Development up to 10 stories. It has operated as a marina with boat launch with 50 slips, shore power and upland services and with existing infrastructure in place, it can easily be reactivated as a marina or reimagined to maximize its waterfront potential.



14 Corporate Woods Blvd, Albany NY, 12211



518 465 1400



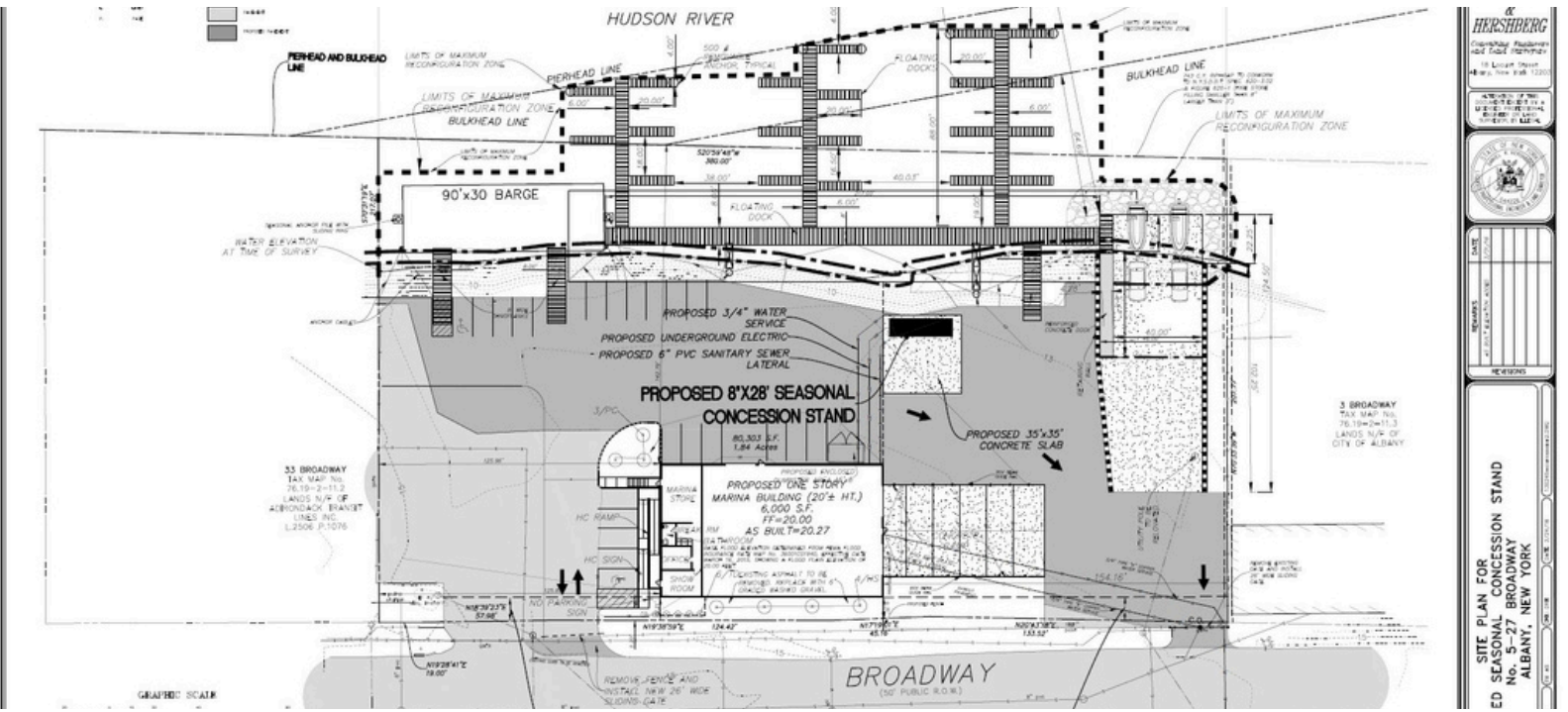
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Current Use of Property



Site Plan



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