



FOR SALE
\$1,075,000



Former Performing Arts Venue & Recording Studio

339 Central Avenue, Albany, NY

—PROPERTY DESCRIPTION—

- Building S/F: 10,328 +/- Masonry Structure
- Parcel Size: 0.56 +/- Center of Albany
- Parking: 45 Cars
- Zoning: MU-FC
(Mixed Use Form-Based Central)
- Directly Adjacent to State University of New York at Albany and Washington Park
- Close Proximity to Lark Street, Downtown Albany, Albany Medical Center, St. Peter's Hospital, 5 College Campuses, and all New York State government offices.



The Linda

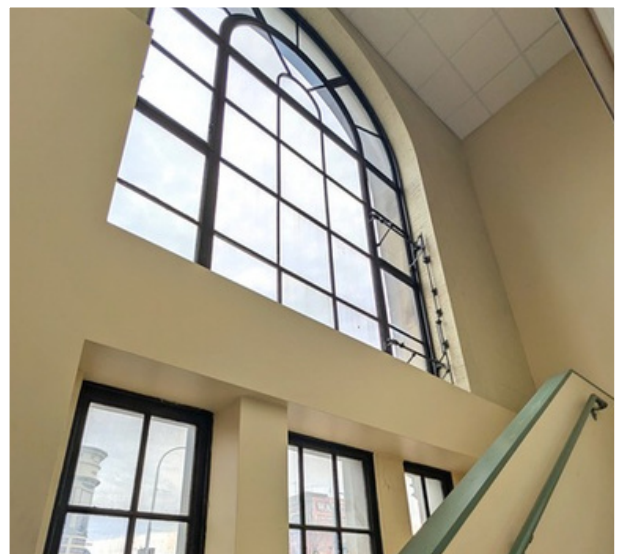
Market Highlights

Current performing arts space & recording studio with attached 45 car parking lot, comprised of a single 10,328 square foot structure situated 0.56 acres of land. Beautiful historic building in a non-historic district and not presently found on any state or federal historic registries.

The Linda is located in the Central Avenue neighborhood in the City of Albany, with ~168' of primary frontage on the busy commercial corridor of Central Avenue.

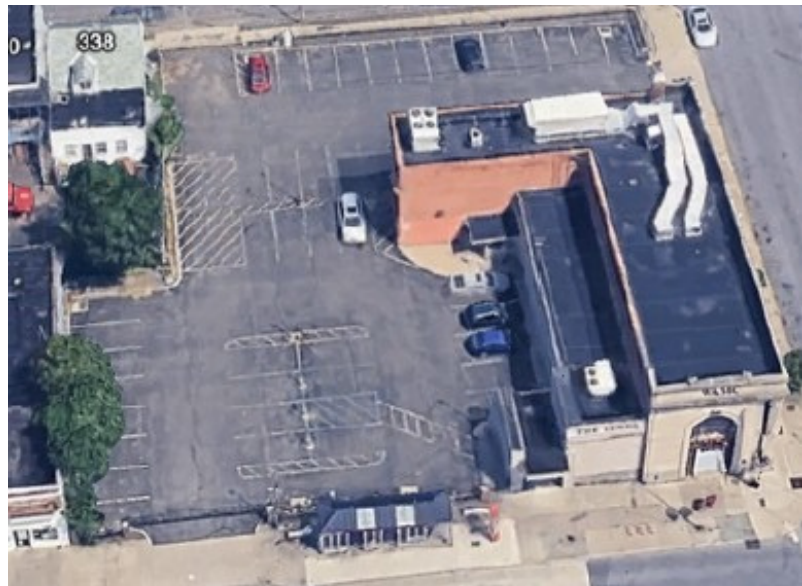
The City of Albany has experienced decades long population growth and is the center of a 1.17 million person metropolitan area. Buoyed in part by the jobs provided by state government, Albany Med, St. Peter's Health Partners, and many institutes of higher education (all of which are 5-10 minutes from the site), the city perennially sports an unemployment figure at or below 3% and vacancy rates at or under 5%.

Recent re-zoning demonstrates willingness on the part of the City to support further development of the structure and site



The Linda

Location



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Table 375-302-a Permitted Use Table P=Permitted Use C=Conditional Use A=Accessory Use T=Temporary Use		
Zoning District	MX-FC	Use-Specific Standard in Article III
LAND USE CATEGORY		
RESIDENTIAL USES		
Household Living		
Dwelling, single-unit detached	P	§375-302(2)(a)(i)
Dwelling, two-unit detached	P	§375-302(2)(a)(ii)
Dwelling, three-unit detached	P	§375-302(2)(a)(iii)
Dwelling, townhouse	P	§375-302(2)(a)(iv)
Dwelling, live work	P	§375-302(2)(a)(v)
Dwelling, multi-unit	P	§375-302(2)(a)(vi)
Group Living		
Assisted living facility or nursing home	P	§375-302(2)(b)(i)
Community residential facility	P	§375-302(2)(b)(ii)
Dormitory	C	§375-302(2)(b)(iii)
Group living, other ^[1]	C	§375-302(2)(b)(iv)
Rooming house	C	§375-302(2)(b)(v)
CIVIC AND INSTITUTIONAL USES		
Cemetery		§375-302(3)(a)
Club	P	§375-302(3)(b)
Community center	P	§375-302(3)(c)
Cultural facility	P	§375-302(3)(d)
Day care center	P	§375-302(3)(e)
Higher education institution	P	§375-302(3)(f)
Hospital	C	§375-302(3)(g)
Natural areas preserve		§375-302(3)(h)
Park or playground	P	§375-302(3)(i)
Police or fire station	P	§375-302(3)(j)
Public utility or services, major		§375-302(3)(k)
Public utility or services, minor	P	§375-302(3)(l)
Religious institution	P	§375-302(3)(m)
School	C	§375-302(3)(n)
Stadium or arena	C	§375-302(3)(o)
Tower	A	§375-302(3)(p)

Anton Pasquill

O: 518.465.1400 x 231

M: 518.779.0107

Anton@naiplatform.com



14 Corporate Woods Blvd.
Albany, New York 12211



518.465.1400



naiplatform.com

COMMERCIAL USES		
Agriculture and Animal-Related		
Agriculture, urban	A	§ 375-302(4)(a)(i)
Plant nursery		§ 375-302(4)(a)(ii)
Veterinarians or kennel	P	§ 375-302(4)(a)(iii)
Food, Beverage, and Consumption Service		
Bar or tavern	P	§ 375-302(4)(b)(i)
Cannabis consumption site	P	§ 375-302(4)(b)(ii)
Restaurant	P	§ 375-302(4)(b)(iii)
Guest Accommodations		
Bed and breakfast	P	§ 375-302(4)(c)(i)
Hotel	P	§ 375-302(4)(c)(ii)
Office and Services		
Beauty salon, spa or barbershop	P	§ 375-302(4)(d)(i)
Blood plasma center ^[2]		§ 375-302(4)(d)(ii)
Commercial food preparation	P	§ 375-302(4)(d)(iii)
Funeral home		§ 375-302(4)(d)(iv)
Laboratory or research facility	C	§ 375-302(4)(d)(v)
Medical clinic	P	§ 375-302(4)(d)(vi)
Office, general	P	§ 375-302(4)(d)(vii)
Personal or business service	P	§ 375-302(4)(d)(viii)
Professional office	P	§ 375-302(4)(d)(ix)
Trade school	P	§ 375-302(4)(d)(x)
Recreation and Entertainment		
Adult entertainment ^[3]		§ 375-302(4)(e)(i)
Indoor recreation or entertainment	P	§ 375-302(4)(e)(ii)
Outdoor recreation or entertainment	C	§ 375-302(4)(e)(iii)
Retail		
Adult retail ^[3]		§ 375-302(4)(f)(i)
Cannabis dispensary	P	§ 375-302(4)(f)(ii)
Controlled substance dispensary	C	§ 375-302(4)(f)(iii)
Convenience retail ^[4]	P	§ 375-302(4)(f)(iv)
General retail	P	§ 375-302(4)(f)(v)
Smoke or vape shop	P	§ 375-302(4)(f)(vi)
Specialty retail	P	§ 375-302(4)(f)(vii)
Supermarket	P	§ 375-302(4)(f)(viii)

Anton Pasquill

O: 518.465.1400 x 231

M: 518.779.0107

Anton@naiplatform.com



14 Corporate Woods Blvd.
Albany, New York 12211



518.465.1400



naiplatform.com