



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

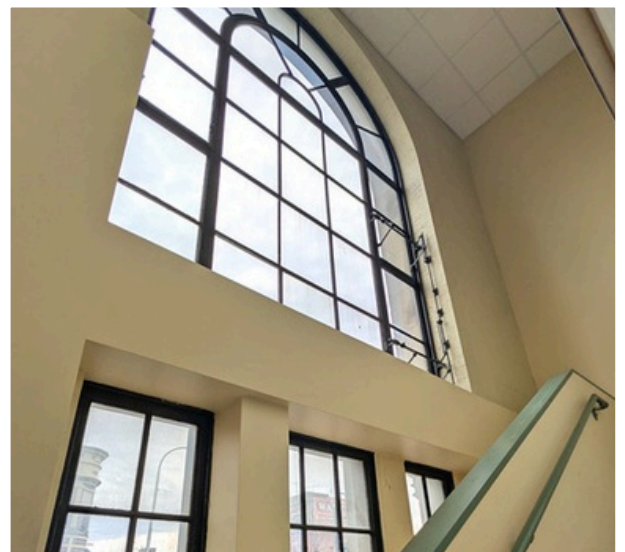
Market Highlights

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

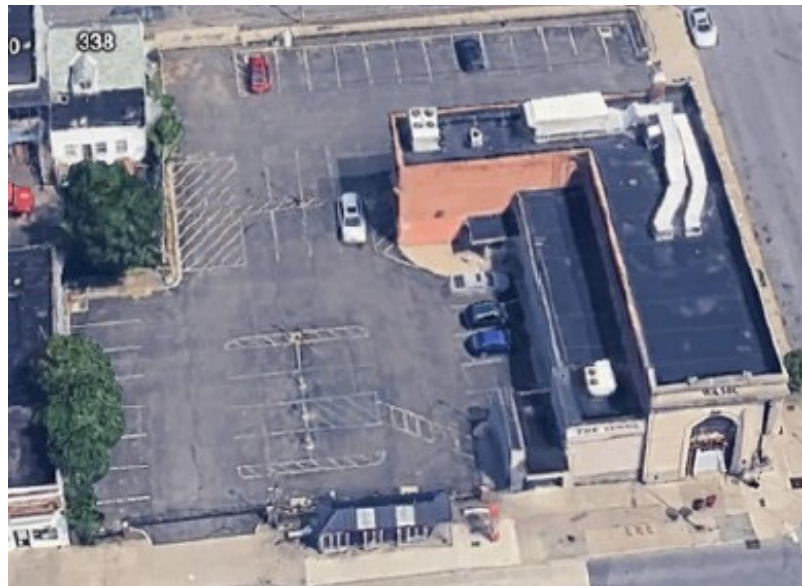


Table 375-302-a Permitted Use Table P=Permitted Use C=Conditional Use A=Accessory Use T=Temporary Use		
Zoning District	MX-FC	Use-Specific Standard in Article III
LAND USE CATEGORY		
RESIDENTIAL USES		
Household Living		
Dwelling, single-unit detached	P	§375-302(2)(a)(i)
Dwelling, two-unit detached	P	§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)

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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)

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