

FOR SALE: 5,599 SF OFFICE - \$729,000

FULLY RENOVATED OFFICE BUILDING

453 New Karner Road, Albany, NY 12205



Property Overview

Position your business in a turnkey, professional environment with this fully renovated, stand-alone office building located within a well-maintained condo office park. The property benefits from established management, including shared landscaping, common parking areas, and pedestrian walkways - delivering a polished, campus-style setting with minimal exterior maintenance responsibilities.

Recent capital improvements include a new roof and comprehensive interior upgrades, featuring updated walls, modern flooring, and a clean, contemporary finish throughout. Abundant natural light pours into the space through expansive windows and skylights, creating an inviting and highly productive work environment.

The thoughtfully designed layout offers a versatile mix of private offices, open work areas, and conference rooms, and is ideal for a wide range of professional users.



The building is uniquely configured to accommodate two separate occupants, each with dedicated entrances and lavatory facilities, making it well-suited for owner-users seeking supplemental rental income or multi-tenant flexibility. Surrounded by established trade and membership organizations, the property benefits from a professional, synergistic business community. The current owner-occupant will require approximately 5–6 months to relocate, presenting a clear transition timeline for future ownership or tenancy.

Cory Tyskinski | Principal Broker
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Property Details

Bldg Size:	5,599 S/F
Lot Size:	.15 Acres
Water/Sewer:	Municipal
Tax ID #:	29.2-1-34.2
RE Taxes:	\$19,553 Annually
Year Built:	1986
Remodeled:	2022
Zoning:	Ofc/Residential
Electric:	200 Amp / 3-Phase
Parking:	20 Spaces - Shared Lot
Heating:	Gas Forced Hot Air
Cooling:	Central A/C
HOA Fees:	\$500/Month
Roof:	New - Rubber and Asphalt Shingles



The HOA fees include the property's proportionate share of the cost for snow removal, lawncare, and general site maintenance for the office park.

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