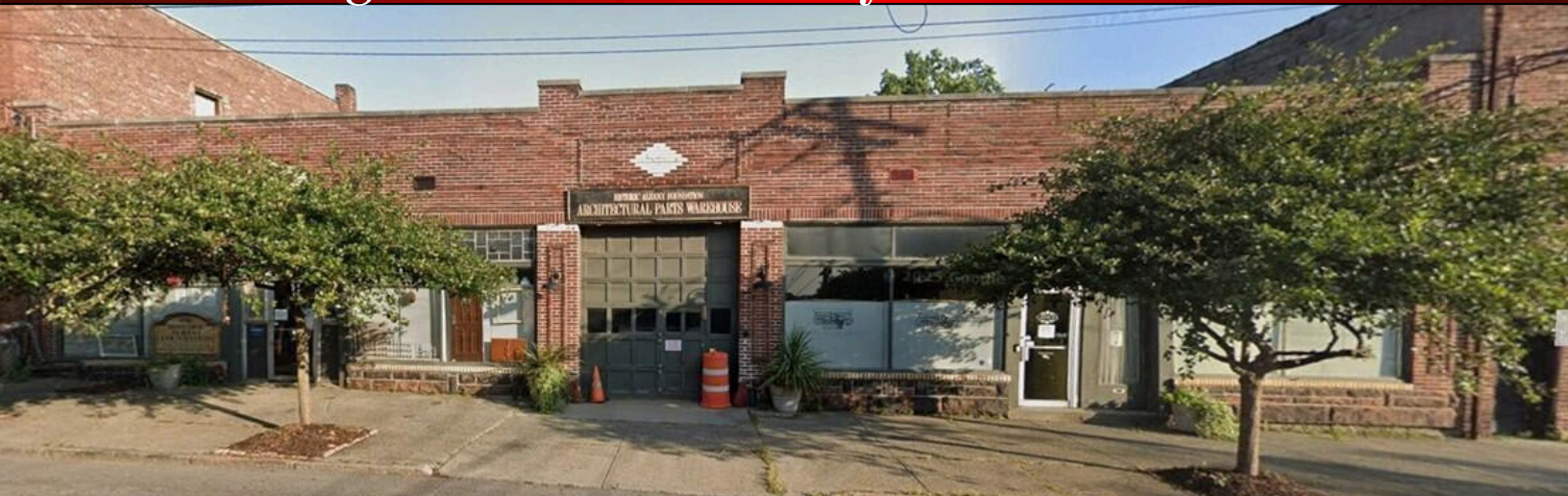


FOR SALE - \$449,900

DOWNTOWN ALBANY WAREHOUSE

83-89 Lexington Avenue, Albany, NY



Property Overview

Total Bldg SF:	~ 11,698 SF
Warehouse:	~ 8,800 SF (88x100)
Office/Showroom:	~ 2,800 SF (88x32)
Overhead Door:	12' x 12'
Electric:	200 Amp
Ceiling Heights:	Approx. 18'
Water:	Public
Sewer:	Public
Heating:	New Gas Boiler/Radiant
Cooling:	Ductless Mini Splits In Both Offices & Showroom



Felton McLaughlin, CCIM, SIOR

O: 518.465.1400 x 208

M: 518.428.1164

FMcLaughlin@naiplatform.com



Permitted Uses

By-Right Permitted Uses In MU-NC Zoning District:

- Assisted living/nursing home
- Community residential facility
- Club
- Community center
- Cultural facility
- Day-care Center
- Police/fire station
- Public utility/services
- Religious institution
- Office/general
- Personal/business office
- Professional office
- Indoor recreation/entertainment
- Convenience retail
- General retail
- Specialty retail
- Artisan manufacturing

Conditional Uses:

- Dormitory
- Group living
- Higher education institution
- Hospital
- School
- Funeral home
- Medical clinic
- Trade school
- Parking structure



Interior

Floor Plan

88'

136'

WAREHOUSE / OPEN SPACE
(approx.)

37'-3"

12'-0"

18'-0"

15'-0"

Lexington Avenue



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.