

FOR SALE - \$209,000

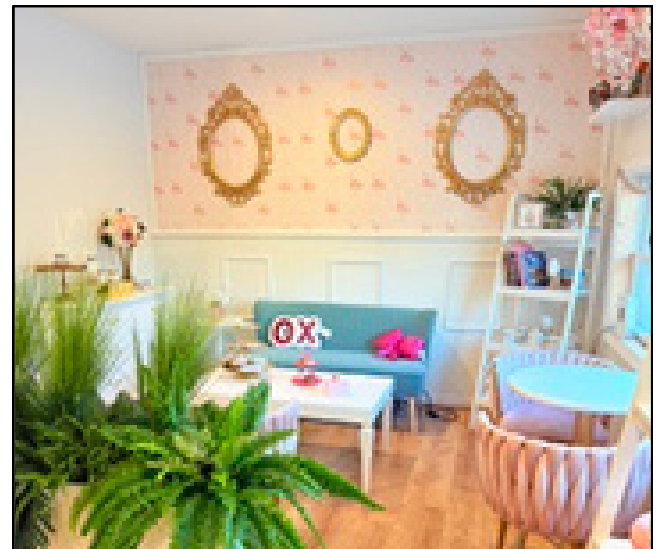
532 Delaware Avenue, Albany, NY



Property Overview

Total Bldg SF: 1,140 SF
Zoning: MU-NE Mixed Use
Lot Size: 2,550 (25x100)
Frontage: 25 Ft.
Parking: On Street
Ceiling Heights: 9'
Water: Public
Sewer: Public
Heating: Natural Gas - New
Cooling: Central Air - New
Electric: 100amp - Single Phase

- Actively operating as a bakery for high-end specialty cakes
- New handicap ramp access to front door
- Updated plumbing and electrical systems
- New flooring
- New stainless steel vent, hood and Ansul system
- New hot water tank
- Full basement, 2 small office/storage rooms, and shed/storage - extends off the back for additional storage



Cory Tyksinski, Principal Broker

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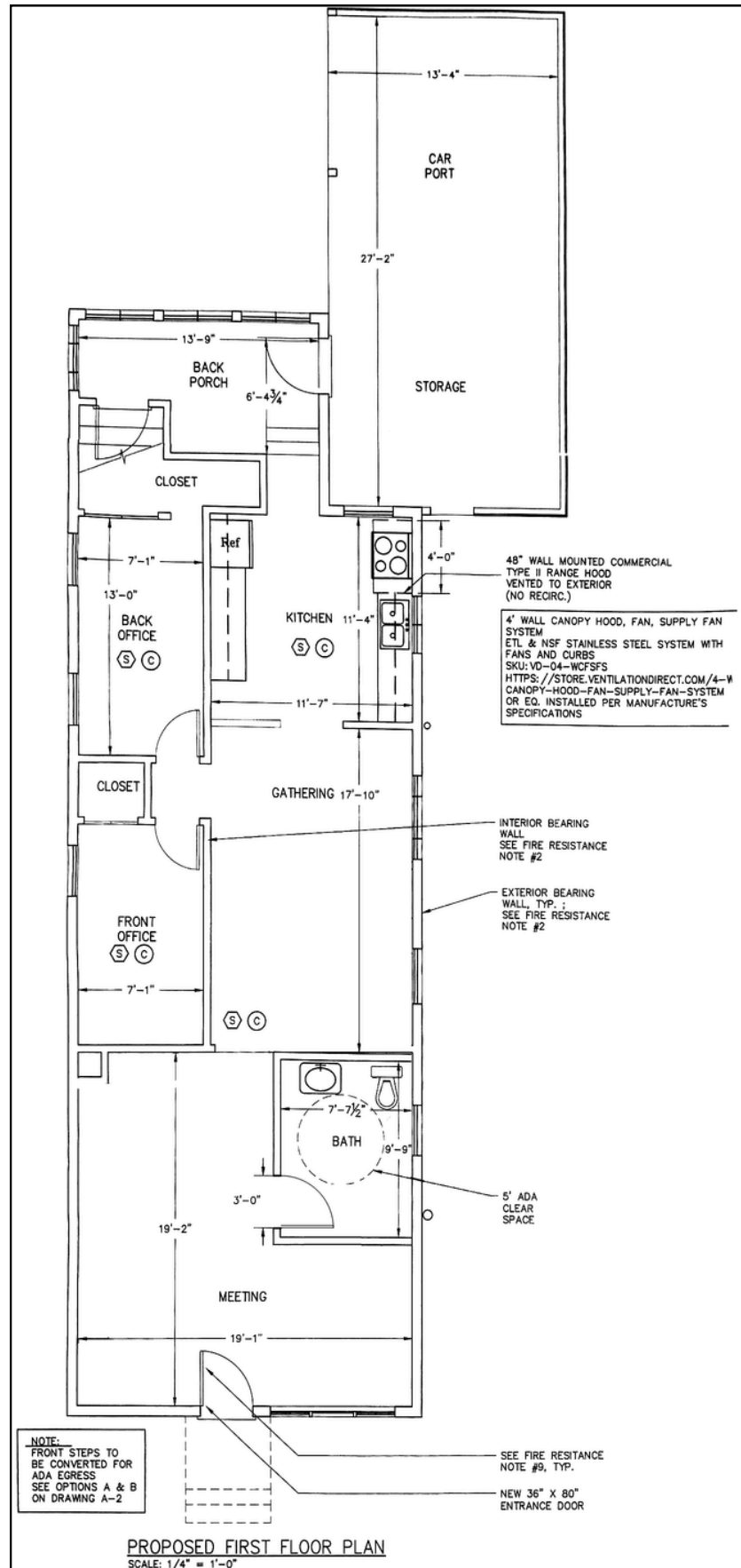
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Interior



Floor Plan



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