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



This 1,140 square foot retail building has been completely remodeled and upgraded in 2022. Actively operating as a bakery for high-end specialty cakes. New gas heat, central air, new hot water tank, new stainless-steel hood/exhaust vent, Ansul system and triple bay wash sink. New handicap ramp access to front door. Updated plumbing and electrical systems, new flooring and insulated walls and a new flat rubber roof. Full basement, 2 small office/storage rooms, shed/storage extends off the back for additional storage. Numerous bakery equipment items: oven, gas range, shelving and catering supplies can be included in the sale, or it can be sold empty. Ideal location for pizza shop, deli, sandwich shop, coffee shop or small contractor office/showroom. Turnkey ready as a bakery.

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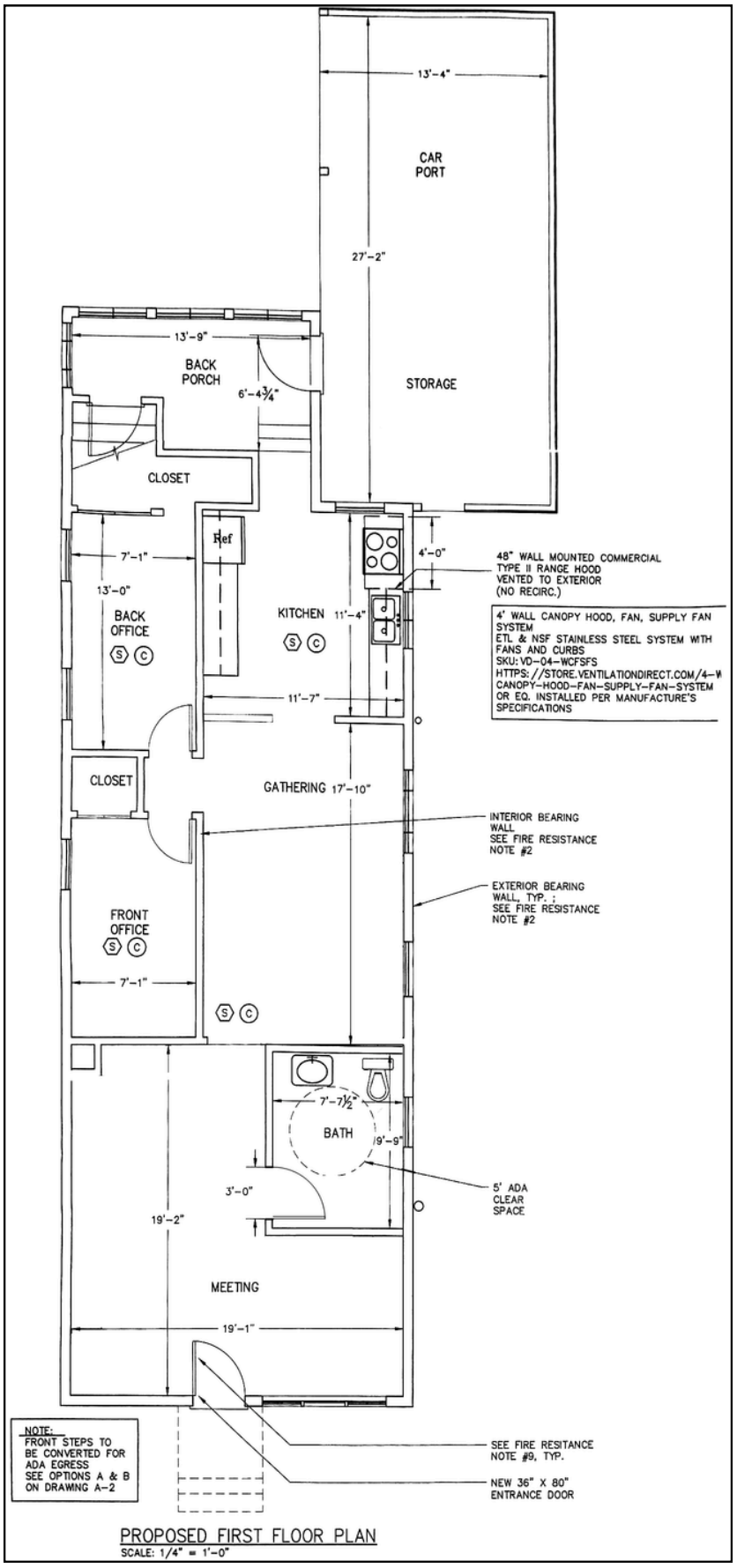
Interior





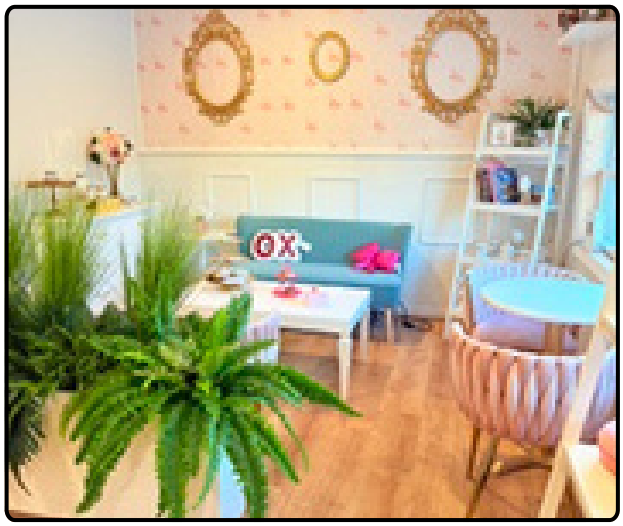


Floor Plan



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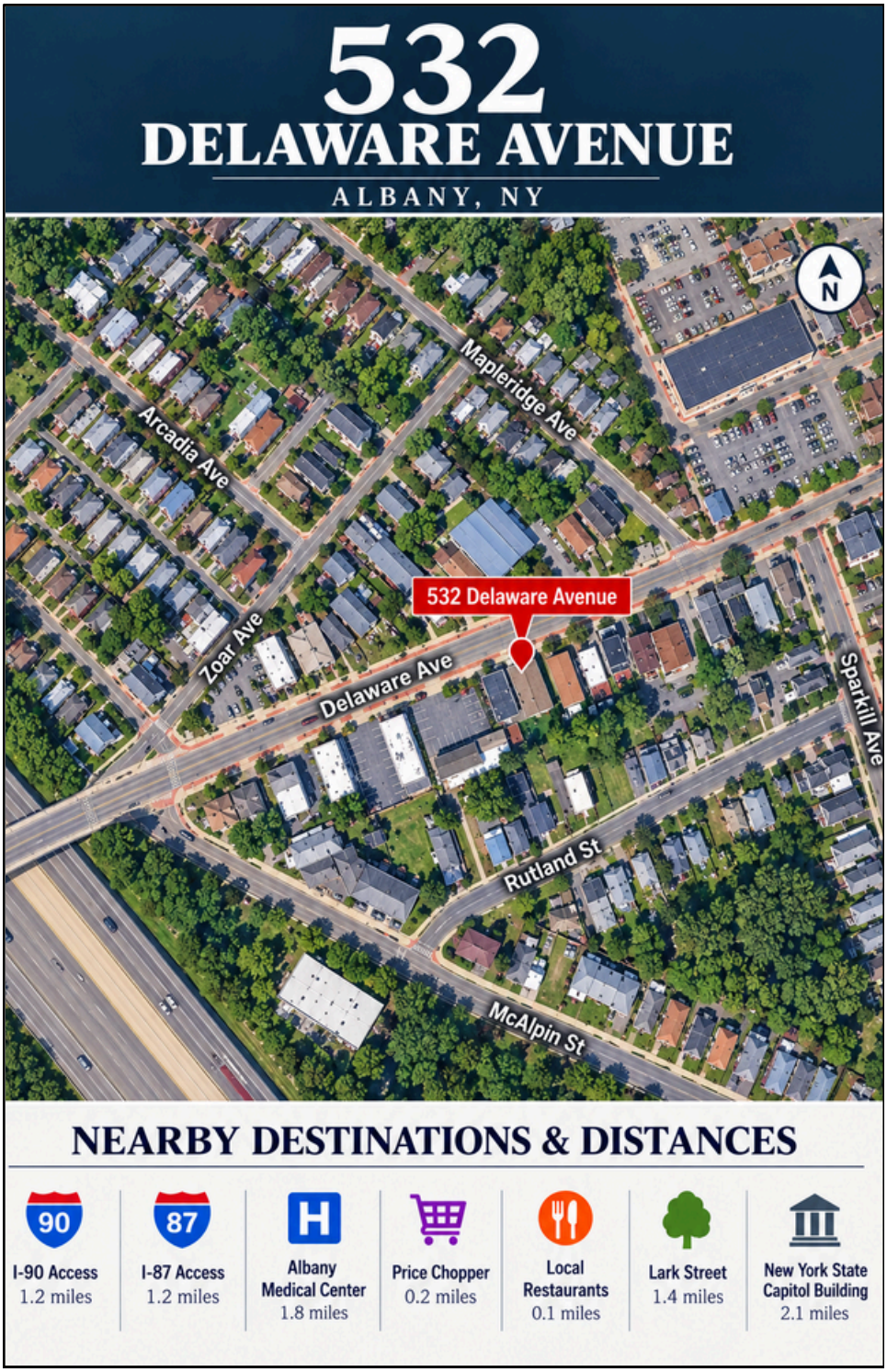
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Area Map



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