



Two Storefronts. **Nine Apartments.** One Tri-Corner.

65-67 Watervliet Avenue is a three-story brick mixed-use building at the intersection of Livingston Avenue, Watervliet Avenue, and 3rd Street in Albany. The ground floor holds two storefront suites with full-height glass and direct street access, both delivered vacant, giving a buyer the choice to occupy, lease up, or do a little of each.

Above the storefronts, nine apartments are fully leased, with a mix of studios and one-, two-, and three-bedroom layouts. Honest Weight Food Co-op sits roughly 300 feet away.

2

RETAIL SUITES

9

APARTMENTS

±8,424

BUILDING SF

OFFERING PRICE

\$1,250,000

Building size	±8,424 SF
Stories	3
Year built	1930
Lot	0.09 AC (55' x 74.6')
Zoning	MU-NC (Mixed-Use, Neighborhood Center)
Tax ID	65.21-1-50
Financials	Available on request

Deanna Dal Pos

Real Estate Salesperson, Commercial Specialist

O 518.465.1400 ext. 225

DDalPos@naplatform.com

naplatform.com

NAIPlatform14 Corporate Woods Blvd.
Albany, NY 12211

THE RETAIL LEVEL



Two ground-floor suites share the Watervliet Avenue frontage, each with large glass storefront windows and its own street entrance. Both are vacant, so a buyer can put a business in one, lease the other, or market both. The suites have previously leased at, and are currently offered at, \$1,500/mo (67) and \$1,300/mo (65).

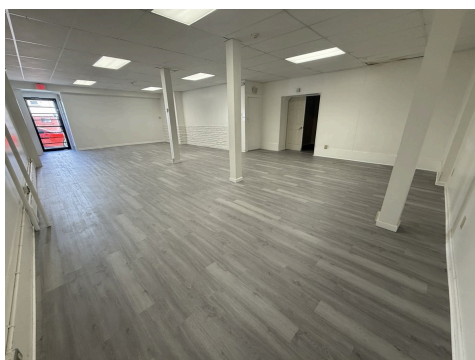
67 Watervliet Avenue ±1,500 SF | \$1,500/mo

Open front area, kitchenette, private bath, and two back offices, a layout that supports both customer-facing and private work space.



65 Watervliet Avenue ±1,000 SF | \$1,300/mo

Bright open floor plan with new flooring, a private bath, and a glass entry door that brings in natural light. Recessed lights over the storefront window and a back wall behind the display give a spot for wall graphics and separate the sales floor from street view.



Layouts suit uses such as: fitness or wellness studio, salon or spa, creative or design studio, professional services office, and specialty retail.

Deanna Dal Pos

Real Estate Salesperson, Commercial Specialist
O 518.465.1400 ext. 225
DDalPos@naplatform.com

naplatform.com

THE APARTMENTS

Nine apartments occupy the second and third floors of 65 and 67 Watervliet Avenue, plus a ground-level 1-bedroom created from the former garage. The mix includes four studios, one 1-bedroom, three 2-bedroom, and one 3-bedroom unit, all currently leased.

- Recent updates in select units: new flooring, new windows (2024), and newer stoves, refrigerators, and laundry appliances
- Dishwashers and in-unit washers in several units
- Covered rear balconies on the upper floors

UNIT	TYPE	MONTHLY RENT
65 - 1A	1 Bedroom	\$1,075
65 - 2A	3 Bedroom	\$1,125
65 - 2B	Studio	\$700
65 - 3A	2 Bedroom	\$1,100
65 - 3B	Studio	\$750
67 - 2A	2 Bedroom	\$1,025
67 - 2B	Studio	\$750
67 - 3A	2 Bedroom	\$1,025
67 - 3B	Studio	\$775
Total Apartment Rent		\$8,325

Rents as of September 2026. Storefronts are vacant and not included.



Deanna Dal Pos

Real Estate Salesperson, Commercial Specialist

O 518.465.1400 ext. 225

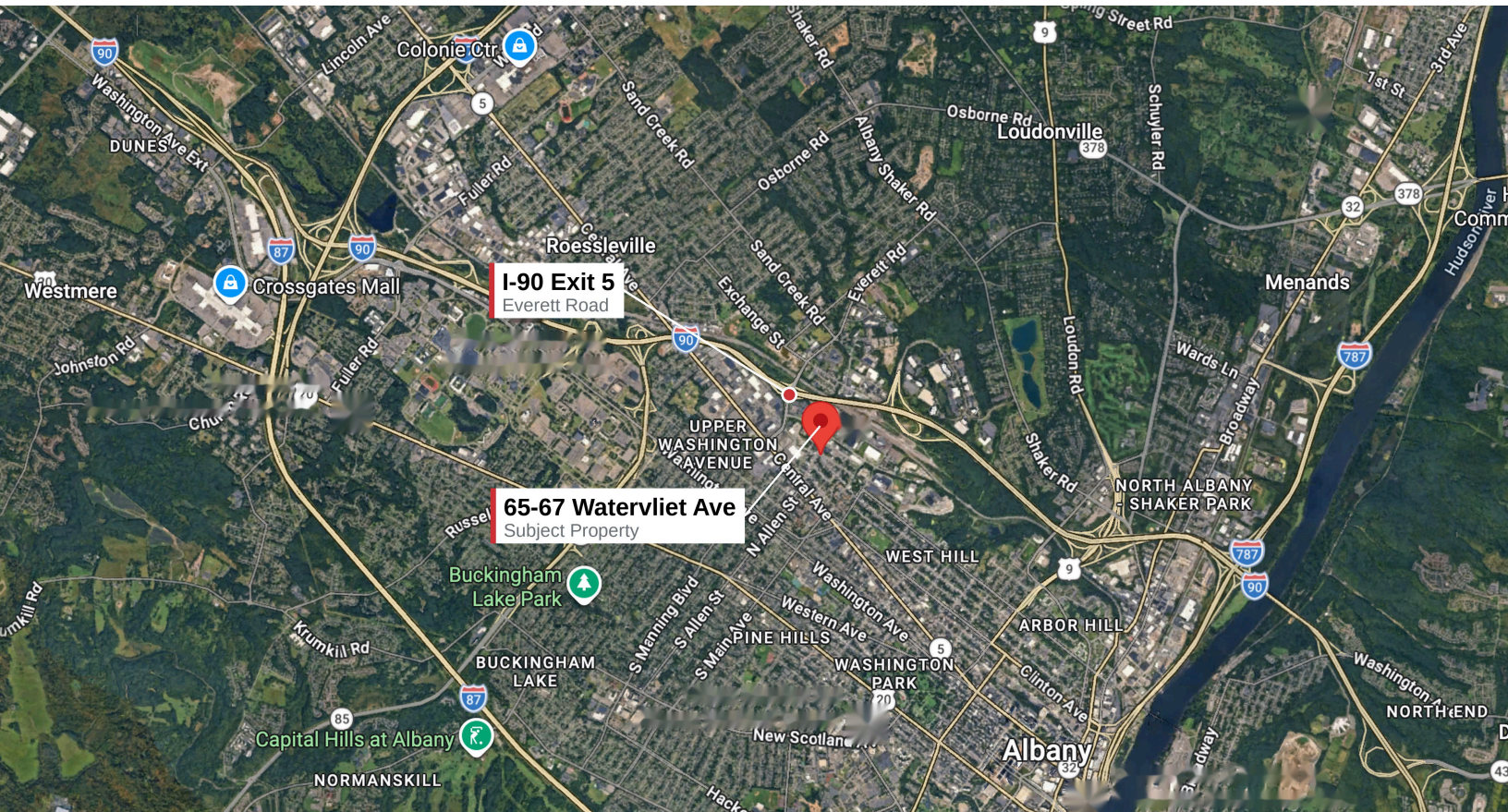
DDalPos@naplatform.com

naplatform.com



14 Corporate Woods Blvd.
Albany, NY 12211

LOCATION



The property sits at the intersection of Livingston Avenue, Watervliet Avenue, and 3rd Street, with its storefronts facing Watervliet Avenue. I-90 Exit 5 (Everett Road) connects to the block by way of Watervliet Avenue Extension, and I-90 links to I-87 and I-787 within a few exits in either direction.

- CDTA headquarters and Albany bus garage (110 Watervliet Ave.) and its training, planning, and call center (85 Watervliet Ave.) are on the same street
- Honest Weight Food Co-op (100 Watervliet Ave.), owned by roughly 11,000 member-owners and open seven days a week, is about 300 feet away
- CDTA Routes 125 and 138 stop near 3rd Street and Watervliet Avenue

For an owner, these neighbors bring steady daily activity to the block: shoppers and transit employees give storefront tenants built-in exposure, and the upstairs apartments are fully leased today.



Neighbors: Honest Weight Food Co-op and CDTA

Deanna Dal Pos

Real Estate Salesperson, Commercial Specialist
O 518.465.1400 ext. 225
DDalPos@naplatform.com

naplatform.com

NAIPlatform
14 Corporate Woods Blvd.
Albany, NY 12211