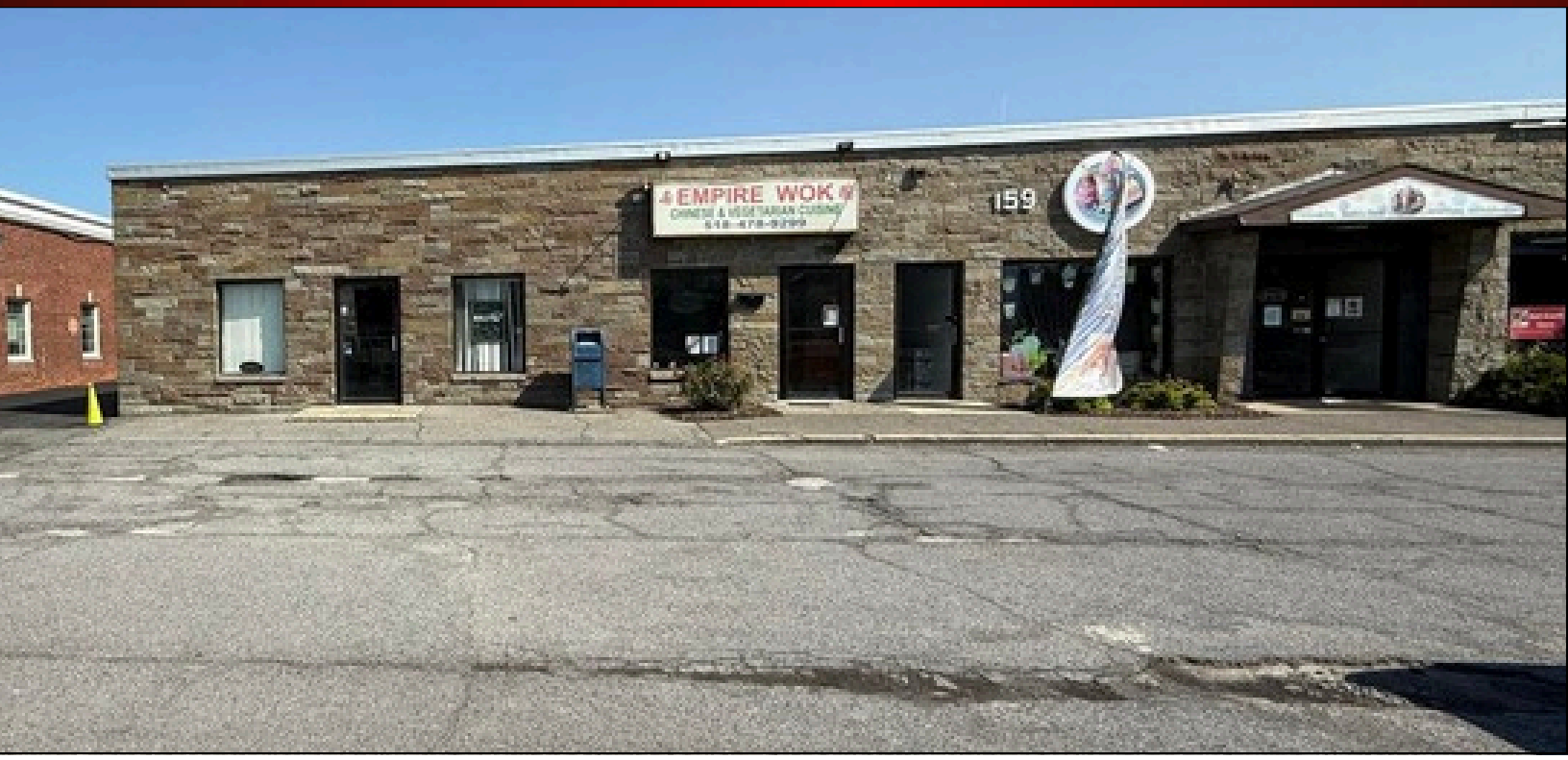
RETAIL FOR LEASE - $2,200/Month

159 Delaware Avenue, Albany, NY



Property Overview

Total Bldg SF:	13,800 SF
Available SF:	1,660 SF
Lot Size:	3.8 Acres
Frontage:	194 Ft.
Parking:	100 Cars - Paved
Ceiling Heights:	8'
Water:	Public
Sewer:	Public
Heating:	Natural Gas - RTU
Cooling:	Central Air - RTU
Electric:	200amp Service
Signage:	Pylon & On Building

Felton McLaughlin, CCIM, SIOR
O: 518.465.1400 x 208
M: 518.428.1164
FMcLaughlin@naiplatform.com



High visibility retail space on Delaware Avenue across from Delaware Plaza w/15,470 AADT. 1660 SF retail space currently used as a sports-themed clothing store, but also works for office use w/reception, 5 offices, and a conference room. Measures roughly 25' wide by 65' long w/ ample parking in both the front and in the rear. Approved uses in CH zone include medical, retail, office, daycare, fitness, and church. Rent is $2200/mo - NNN and the nets are approximately $300/mo. Available Dec. 1st.

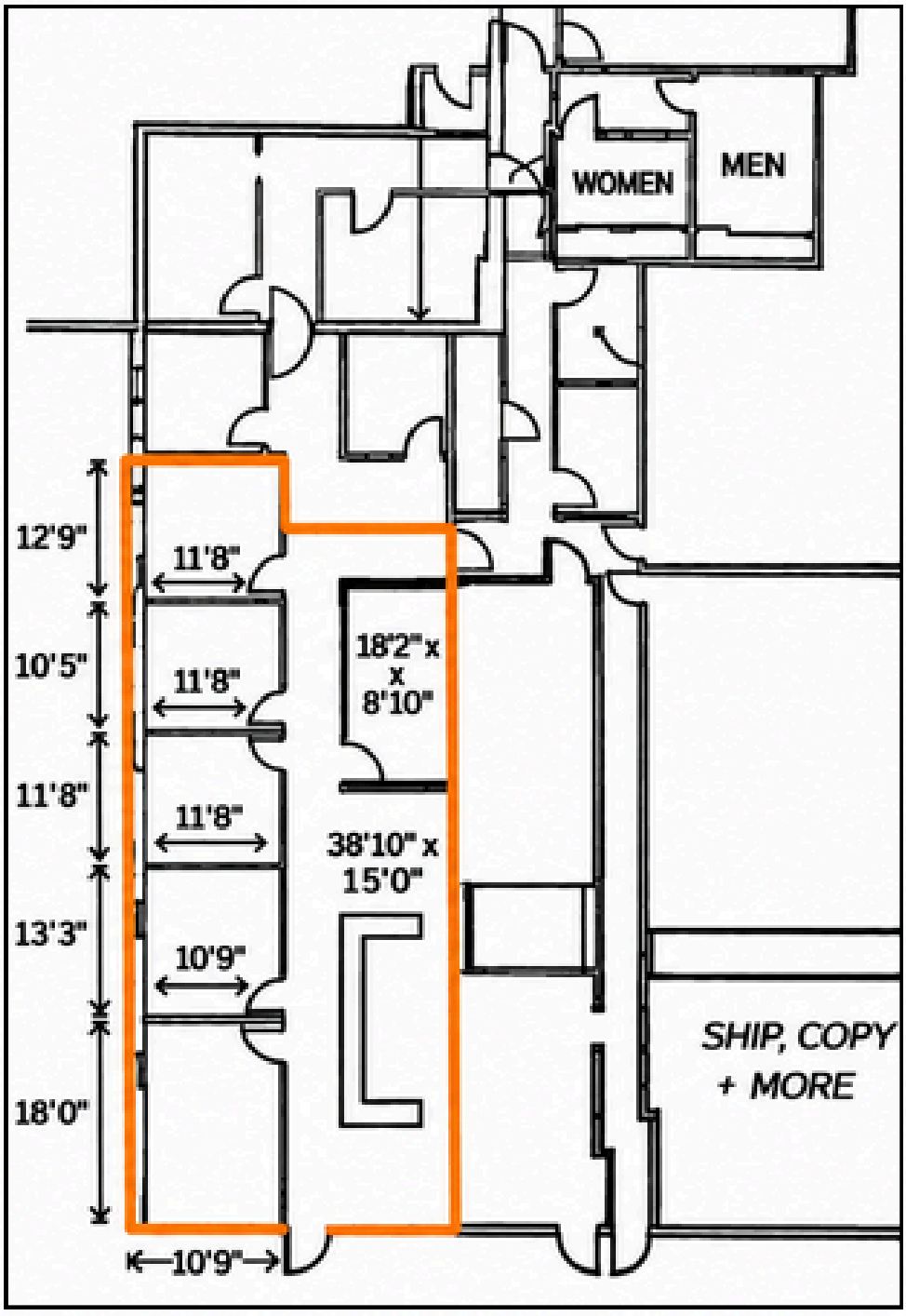
Interior/Exterior/Parking







Floor Plan



Felton McLaughlin, CCIM, SIOR
O: 518.465.1400 x 208
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