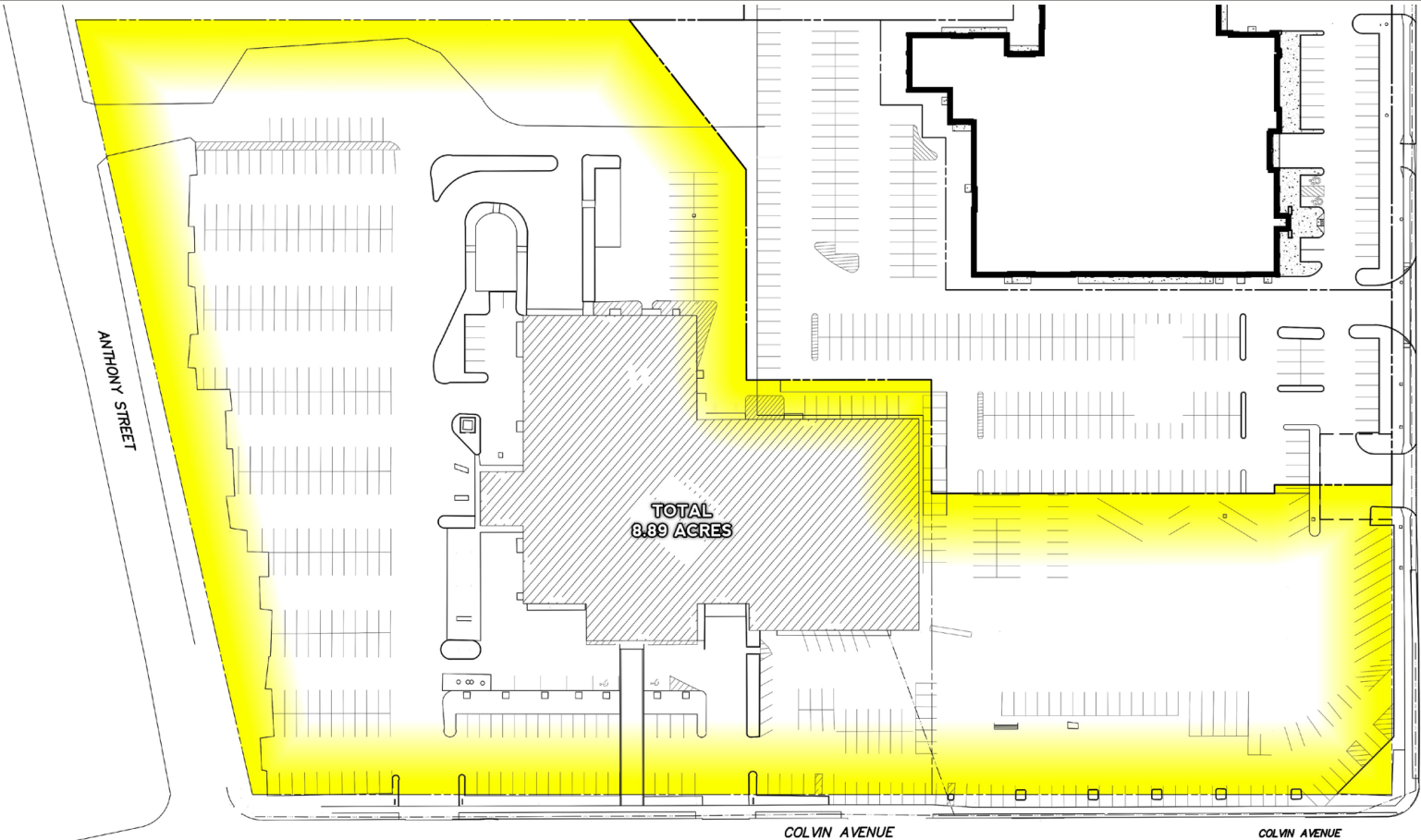


FOR SALE – 944 CENTRAL AVENUE
& 64 COLVIN AVENUE ALBANY, NY 12205



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REDEVELOPMENT OPPORTUNITIES

Information

Combined Size	8.89 Acres	
Zoning	Mixed-Use Community Urban	
Utilities	Public Water & Sewer	

	944 Central Parcel	64 Colvin Parcel
Size (Parcels Sold Together)	1.89 Acres	7 Acres
Price	\$2.8M	\$4.58M
City/County Tax	\$62,762.16	\$103,404.25
School Tax	\$45,519.51	\$151,731.71
Improvements	N/A	60,000+ SF Gas/C-Store Carwash

Area Retailers



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

Key Features

- » Armory Garage on the corner of Central Avenue and Colvin Avenue in Albany
- » Parcels are positioned in the heart of the Albany Central Avenue Retail Market
- » Located at a signalized intersection on Central Avenue (26,570 AADT) and Colvin Avenue (12,293 AADT)
- » Site is located a mere 1/2 mile away from Exit 5 on Interstate 90

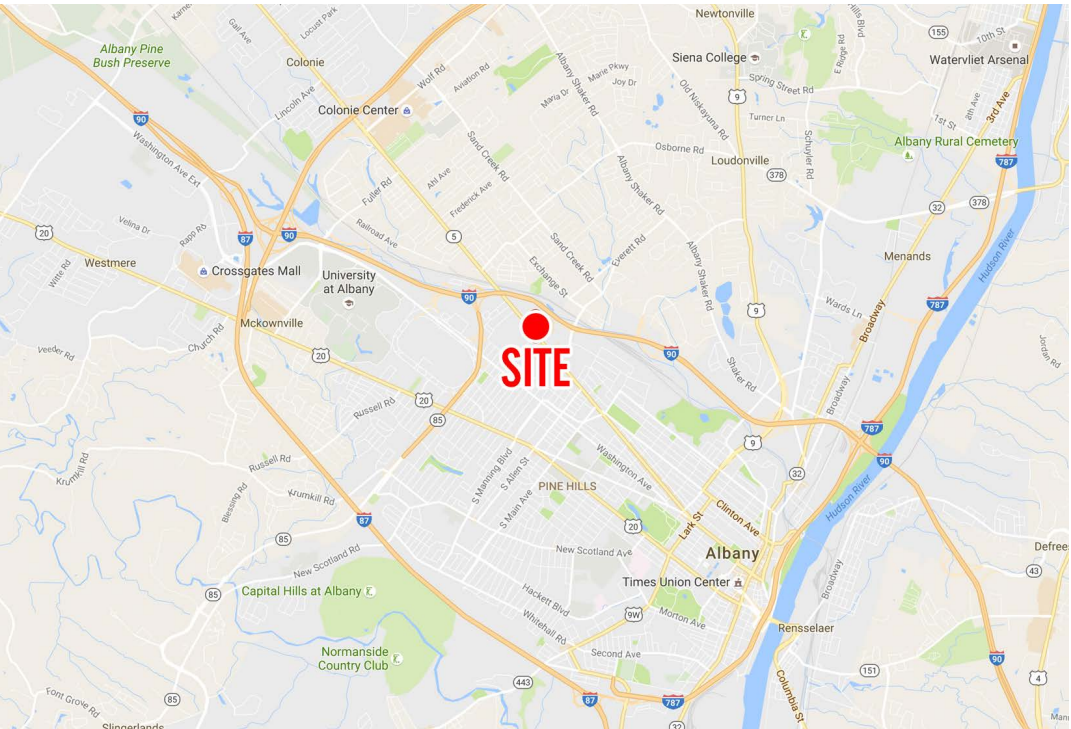
Demographics	1 Mile	3 Miles	5 Miles
Population	13,569	119,247	195,058
Households	6,426	50,801	83,302
Average HH Income	\$60,503	\$67,089	\$72,458
Daytime Population	18,142	183,813	297,054
Business Establishments	968	7,420	12,340

CONTACT US

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