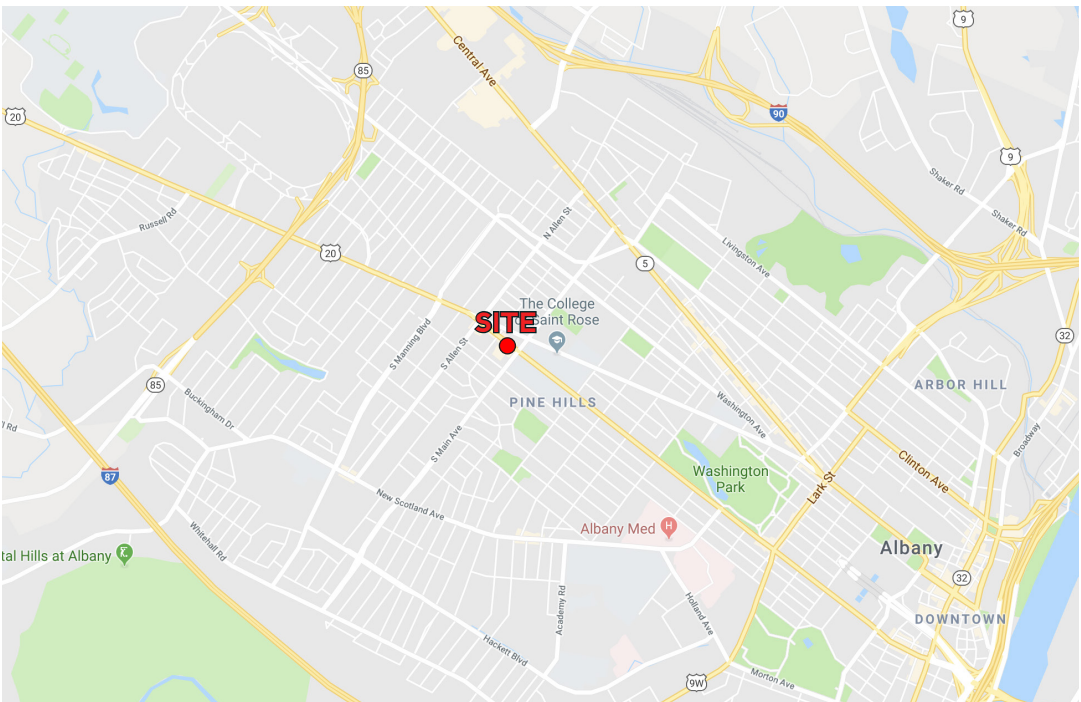
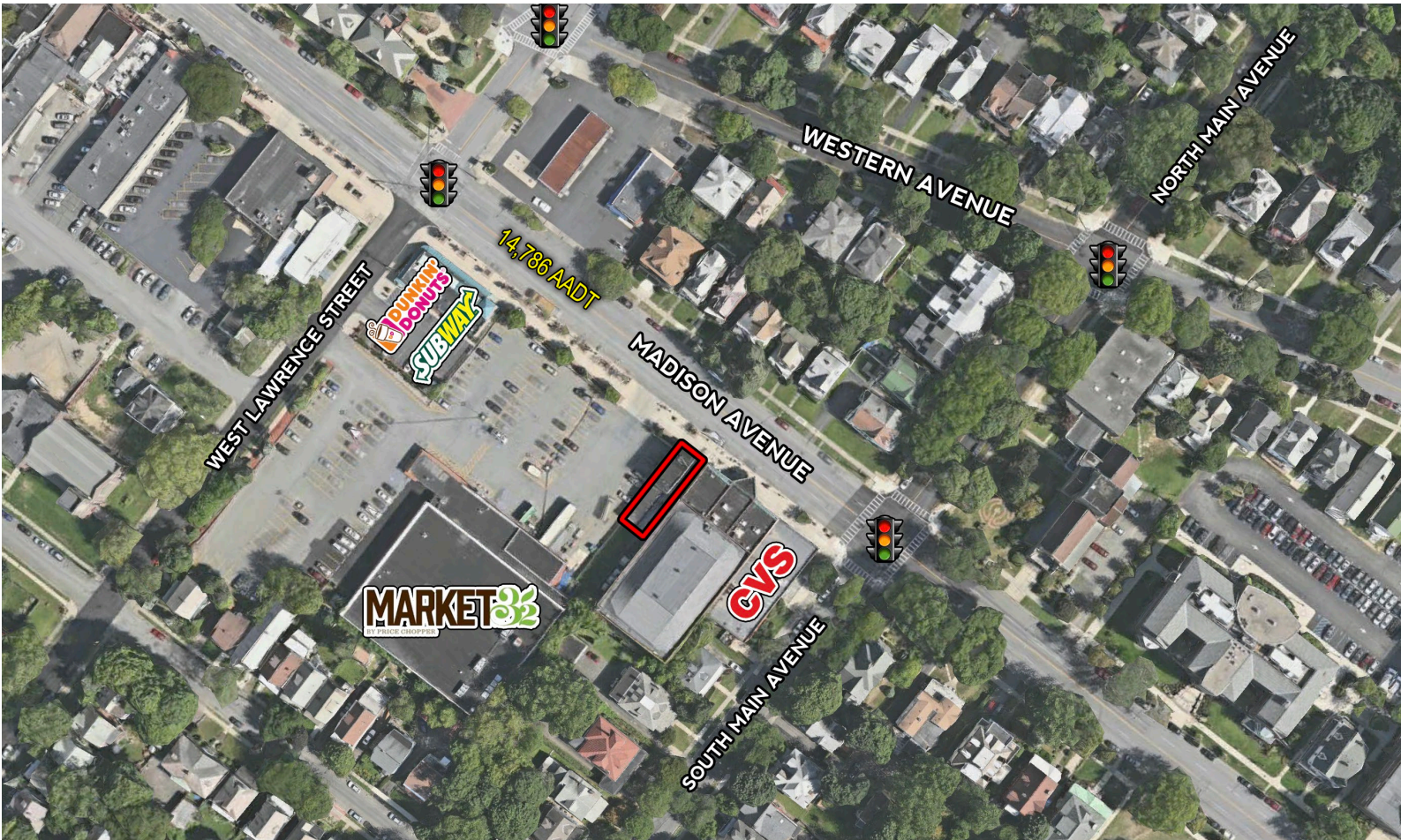


FOR SALE – LAUNDROMAT BUSINESS & BUILDING
1050 MADISON AVENUE ALBANY, NY 12208



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1050 MADISON AVENUE ALBANY, NY 12208



ESTABLISHED LAUNDROMAT FOR SALE

Information

Parcel Size	0.1 Acres
Building Size	5,342 SF
Zoning	Mixed-Use, Community Urban
Monthly Rent per Unit	\$1,175.00 +Utilities
Price	\$399,999.00

Area Businesses



Key Features

- » Completely renovated three story building located on busy avenue
- » 1st Floor: 2,468 SF Self Service Laundromat with access to a 1,126 SF Unfinished Basement
- » 2nd Floor: 874 SF Two Bedroom, Two Bathroom Apartment
- » 3rd Floor: 874 SF Two Bedroom, Two Bathroom Apartment
- » Building is adjacent to a neighborhood shopping center on one side, and a newly renovated historic cinema on the other
- » Close proximity to St. Rose and SUNY Albany campuses

Demographics

	1 Mile	3 Miles	5 Miles
Population	34,281	124,951	195,874
Households	14,409	51,533	80,640
Average HH Income	\$67,401	\$68,457	\$83,169
Daytime Population	53,428	199,989	290,745
Business Establishments	910	5,614	9,439

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.

