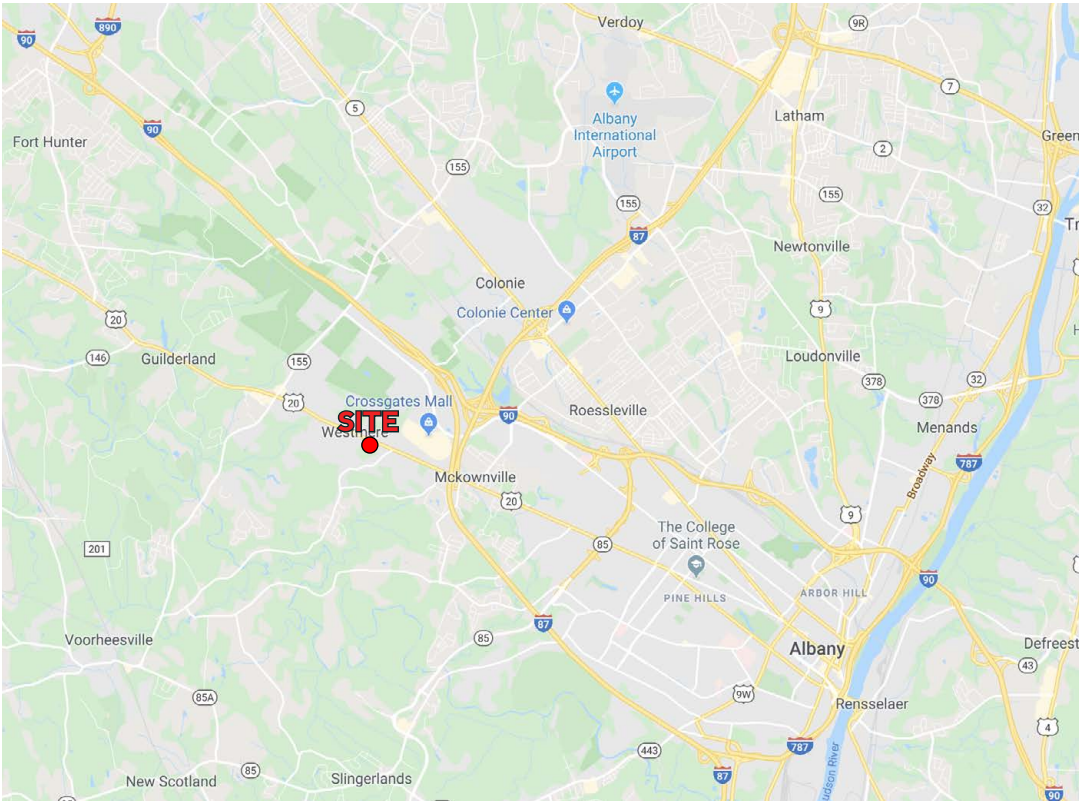


FREE-STANDING BUILDING AVAILABLE FOR SALE
1766 WESTERN AVENUE ALBANY, NY 12203



CONTACT US

Andrew Peckage
Real Estate Broker
518.458.7203 Ext 12
apeckage@trgcos.com

Louis Arnos
Associate Real Estate Broker
518.458.7203 Ext 20
larnos@trgcos.com

Trinity Realty Group
518.458.7203
info@trgcos.com

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FREE-STANDING BUILDING FOR SALE

Information

Lot Size	0.6 Acres
Building Size	Approx. 2,500 SF
Frontage	165 FT
Zoning	Local Business
Taxes	\$6,500
Price	\$625,000

Area Businesses



Key Features

- » Located on the Western Avenue retail corridor with a traffic count of 28,927 AADT
- » Zoning allows for retail, restaurant, fast-food, bank, medical, office and other uses
- » 21 private parking spaces on site

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,164	40,726	129,555
Households	2,690	15,154	52,055
Average HH Income	\$99,807	\$96,236	\$91,308
Daytime Population	6,661	71,979	177,029
Business Establishments	342	2,708	6,370

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.

ALBANY NY

