

# OFFICE BUILDING FOR SALE

436 NEW KARNER ROAD ALBANY, NY 12205



## KEY FEATURES

### Information

Available Space	4,400 SF
Combined Parking	29 Spaces
Zoning	Office Residential
Total GLA	4,400 SF
Price	\$595,000
Acreage	3.61

### Area Retailers



- » Office building with 6-7 offices
- » Conference Room
- » 2nd floor large open area
- » Office walls built with sound proofing materials.
- » Traffic count of 12,190 AADT on New Karner Rd.
- » Existing video production facility

### Demographics

	1 Mile	3 Miles	5 Miles
Population	5,857	32,459	117,990
Households	2,279	13,311	47,426
Average HH Income	\$88,761	\$104,817	\$101,728
Daytime Population	10,382	58,220	134,817
Business Establishments	455	2,726	6,077

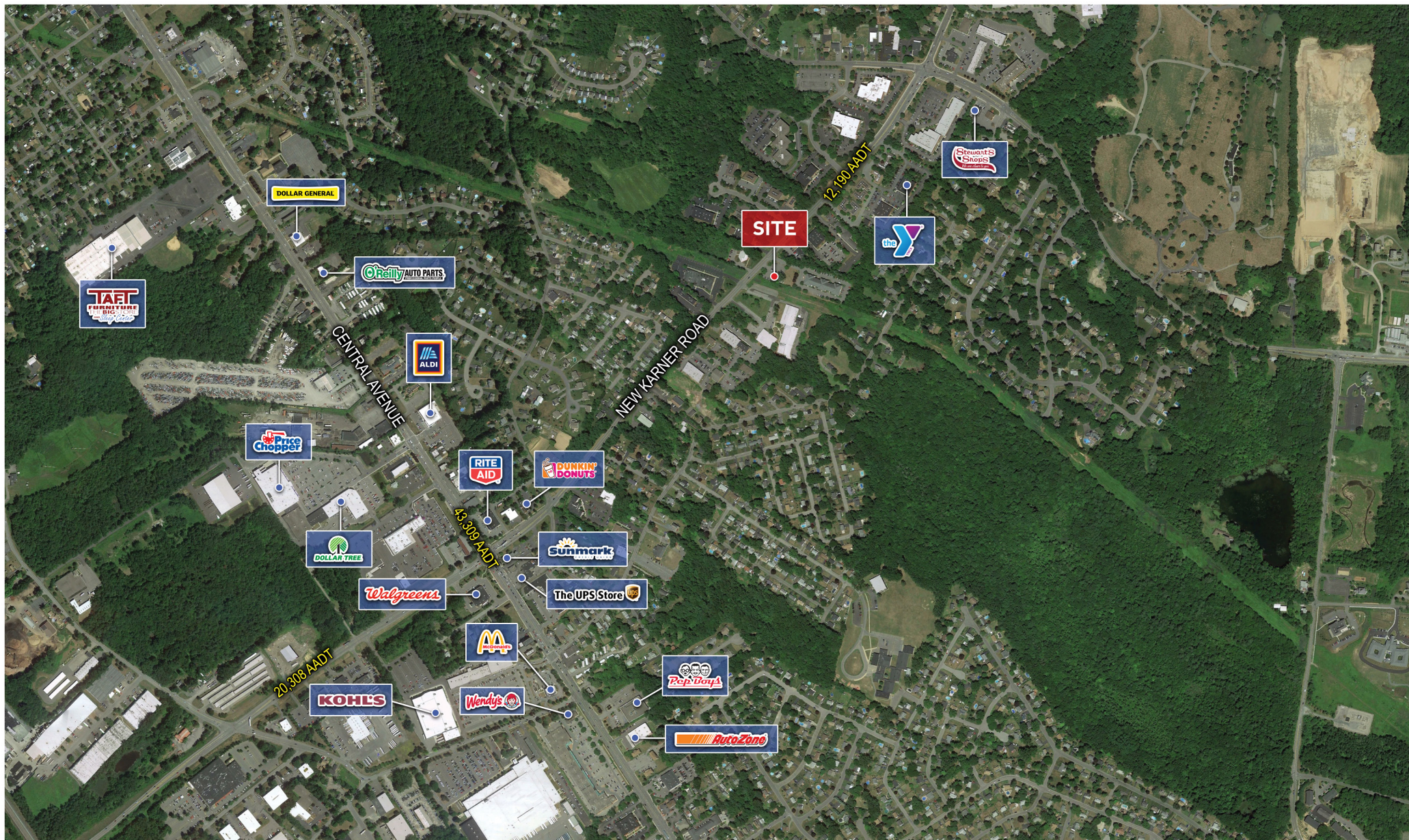
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18 Computer Drive East, Ste 201, Albany, NY 12205

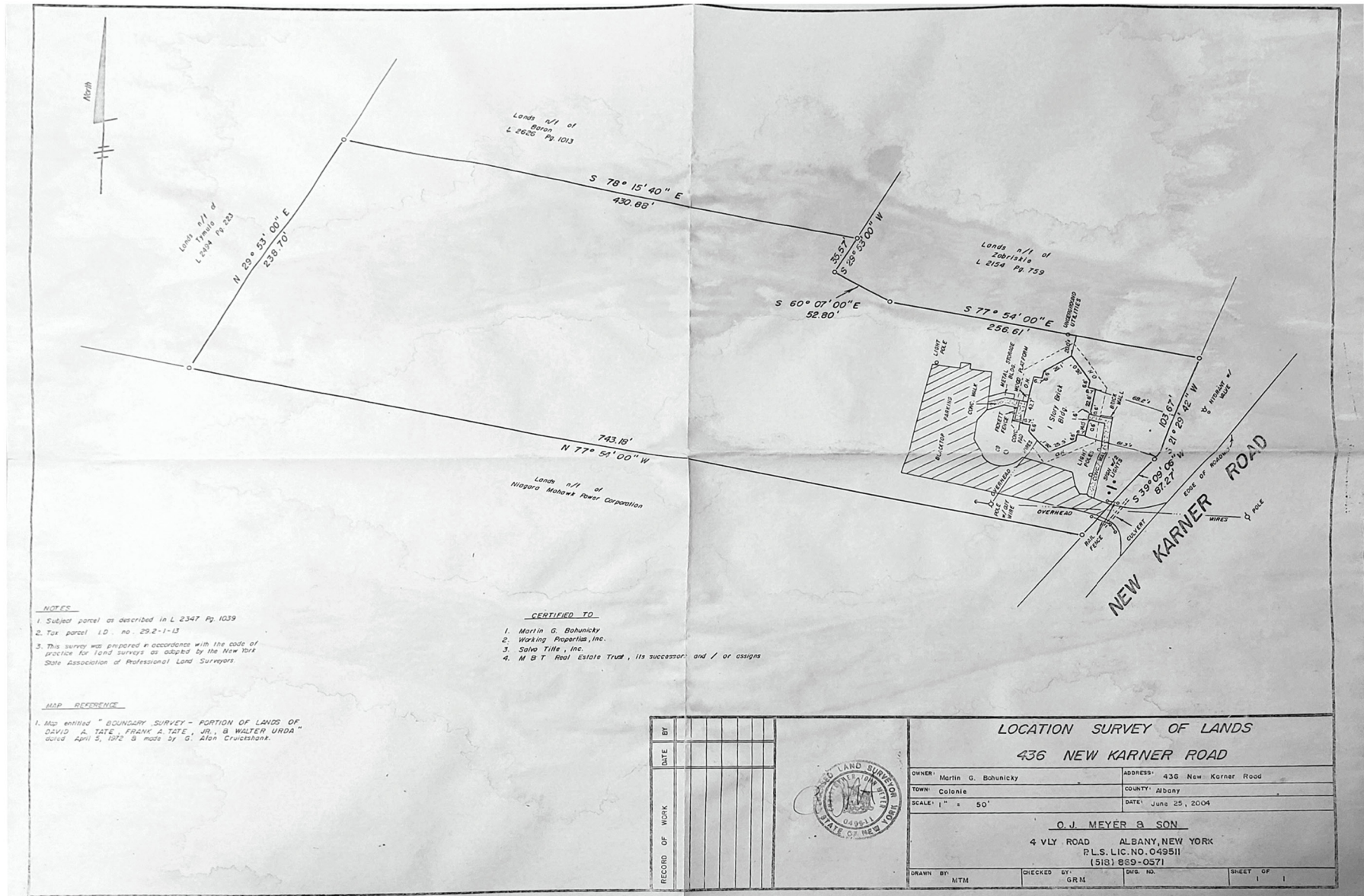


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CONTACT US

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