

FOR SALE
**REDEVELOPMENT
OPPORTUNITY**



995 & 999 STATE ST.

ALBANY, NY 12203



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HIGHLIGHTS

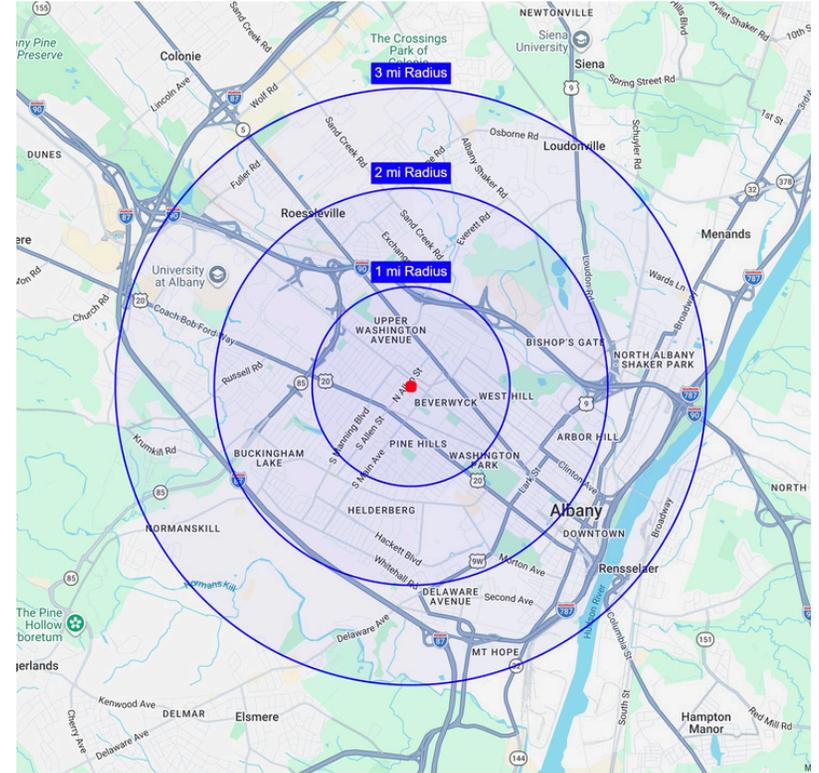
- Two parcels:
 - 995 State Street Tax ID:64.44-1-61 (0.40 AC)
 - 999 State Street Tax ID:64.44-1-66 (0.08 AC)
- Access on both State St. and Spring St.
- Previously used as Podiatry Office.
- Prime development site.
- Mixed Use- Neighborhood Edge (MU-NE) zoning allows for office, retail, and residential uses.
- Utilities Municipal Water & Sewer.
- Property & School Taxes: \$8,441.74
- Convenient Public Transportation.

OFFERING INFO

Parcel Size:	±0.48 Acres (21,000 SF)
Building Size:	2,964 SF
Parking Spots:	8:1000
Sale Price:	\$425,000

DEMOGRAPHICS

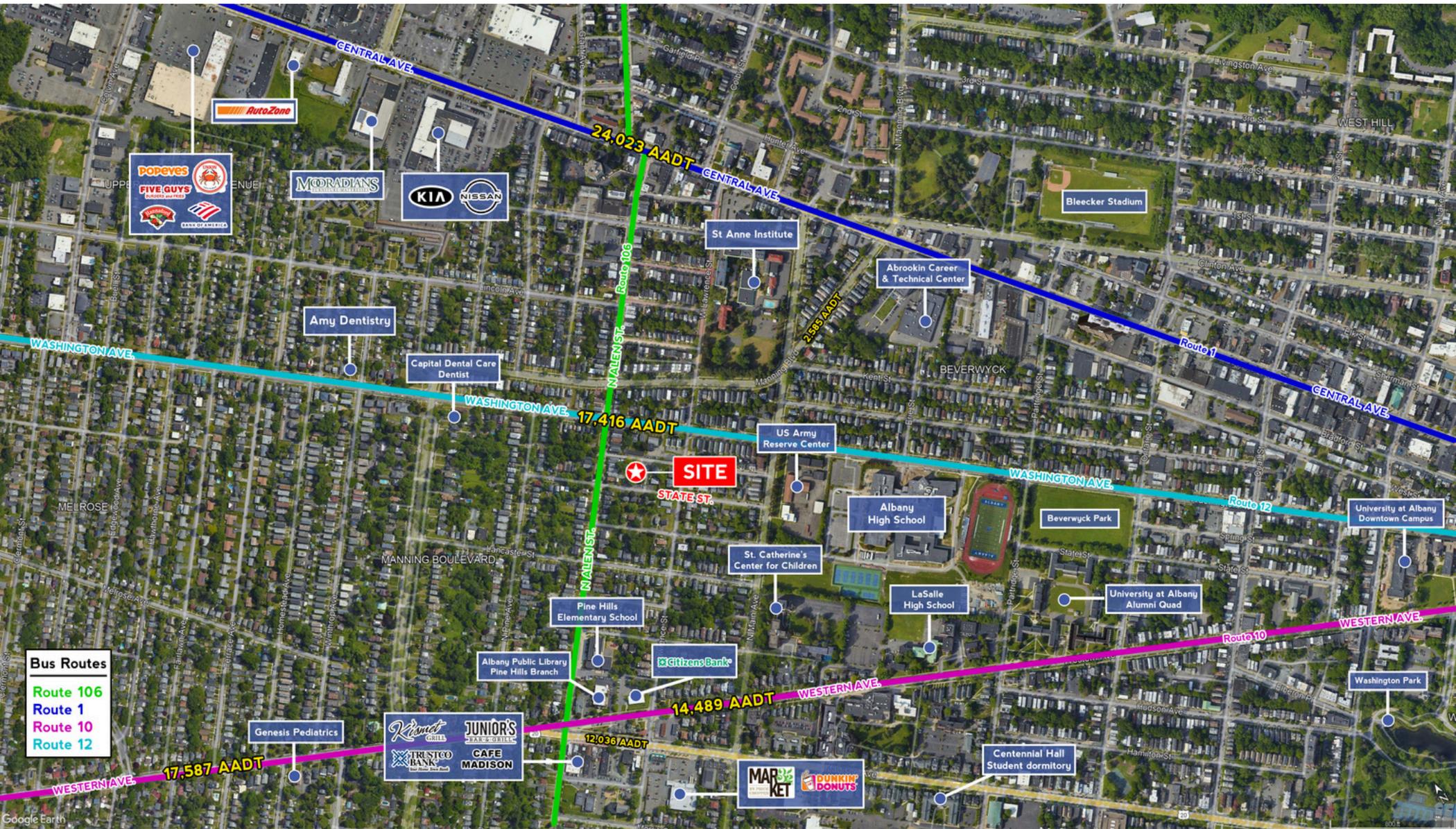
	1 Mile	2 Miles	3 Miles
POPULATION:	29,788	77,084	130,718
HOUSEHOLDS	12,491	34,225	54,921
AVERAGE HH INCOME	\$75,470	\$88,949	\$93,585
DAYTIME POPULATION	20,162	65,181	142,553
BUSINESS ESTABLISHMENTS	981	2,959	5,964



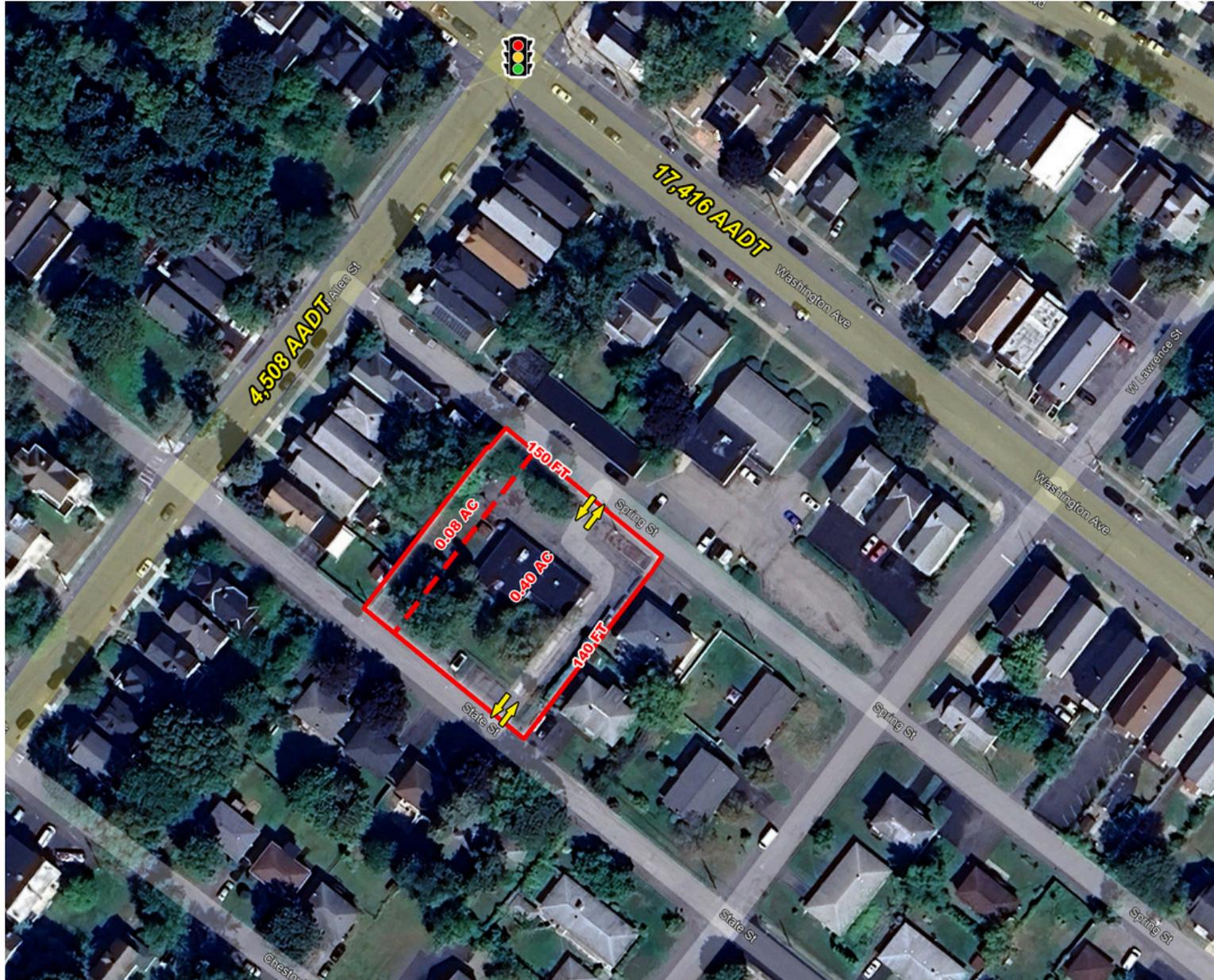
Area Amenities:



MARKET AERIAL



LOW AERIAL



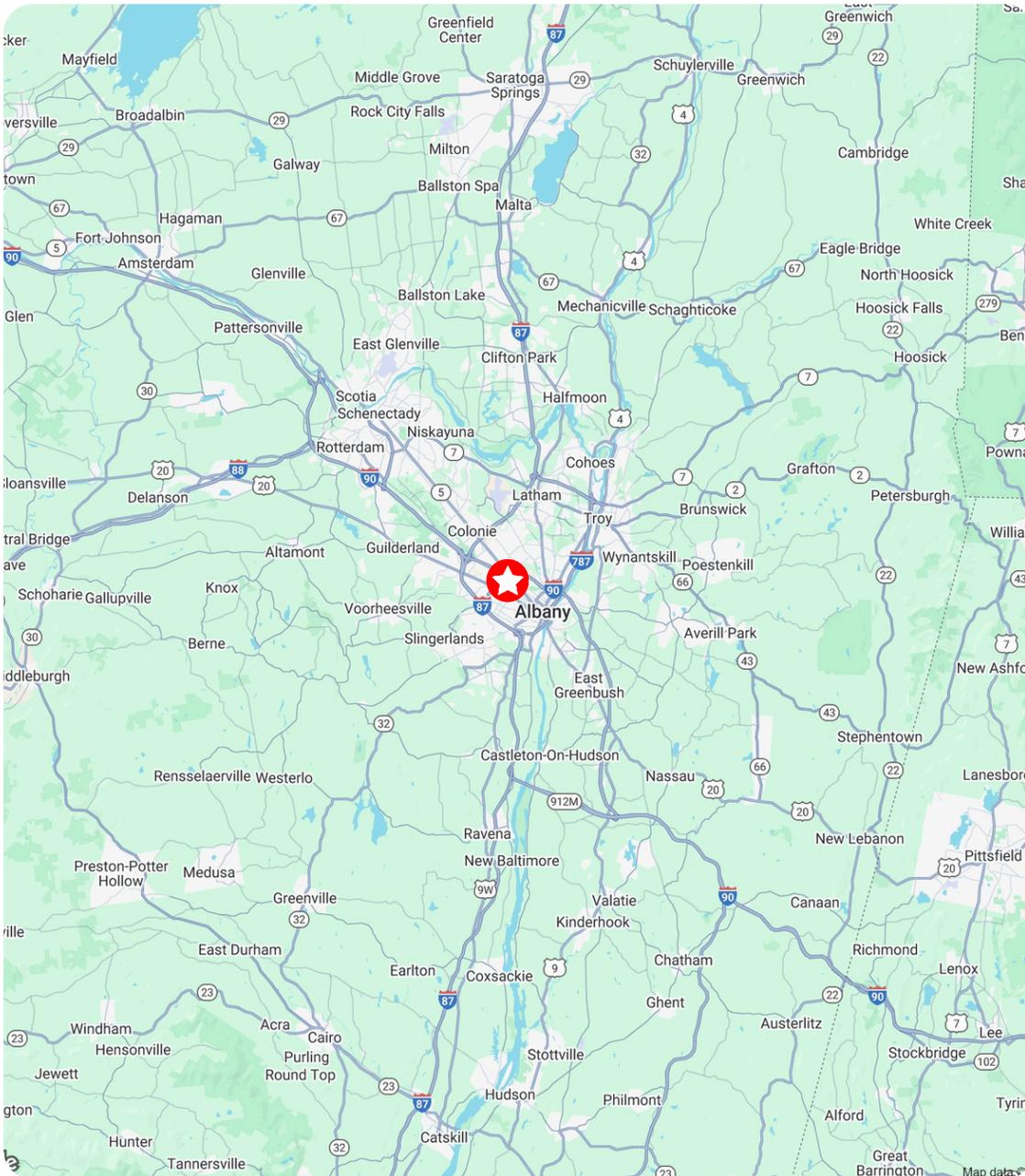
PHOTOS



PHOTOS



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