

**FOR  
SALE**

# 32 N RUSSELL ROAD

## ALBANY, NY 12205

**+/-65,309 SF MULTI-TENANT OFFICE BUILDING**



### **+/-65,309 SF Class B Multi-Tenant Office Building**

Minutes from I-90 Everett Road Exit 5 on/off Ramp

+/-2.82 Acres

246 On-Site Surface Parking Spaces (4:1 Parking Ratio)

33% Occupied

Originally Constructed in 1960

New Roof 2024

Three Stories with +/1,600 SF Residential Penthouse

3 Phase, 1600 Amps, 120/208 Volt Electrical Service

Passenger Elevator

Zoned MU-CH: Community Highway

Located on Public CDTA Bus Route

Ideal Opportunity for Both Investor or Owner-Occupant

Up to +/45,170 SF Available for Immediate Occupancy

Real Estate Taxes: \$102,065.31 (\$1.56 PSF)

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
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Rudy@CarrowRealEstate.com

**KYLE J. BRADLEY, CPA**  
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**FOR SALE**  
**\$3,250,000**  
\$49.76 PSF

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### PROPERTY SPECIFICATIONS

- Multi-Tenant Professional Office Building
- 65,309 Total Gross Square Feet
- 61,950 Rentable Square Feet
- 2.82 Acres
- Originally Constructed in 1960
- Three Stories with 1,600 Square Foot Penthouse Apartment
- Steel Frame and Masonry Construction
- Rubber Roof - 2024
- Municipal Water & Sewer
- (1) Passenger Elevator
- 3 Phase / 1600 Amps, 120/208 Volt Electrical Service
- Central Heating and Cooling: New Chiller 2016
- 246 On-Site Surface Parking Spaces (4:1 Parking Ratio)

### LOCATION DESCRIPTION

- Directly Next Door to Westgate Shopping Plaza and The Home Depot
- 1/4 Mile to I-90 Everett Road Exit
- Easy I-87 and I-90 Access
- 3.5 miles to Albany Nanotech Institute
- 10 Minutes to Albany International Airport
- Located Directly on Public CDTA Bus Route



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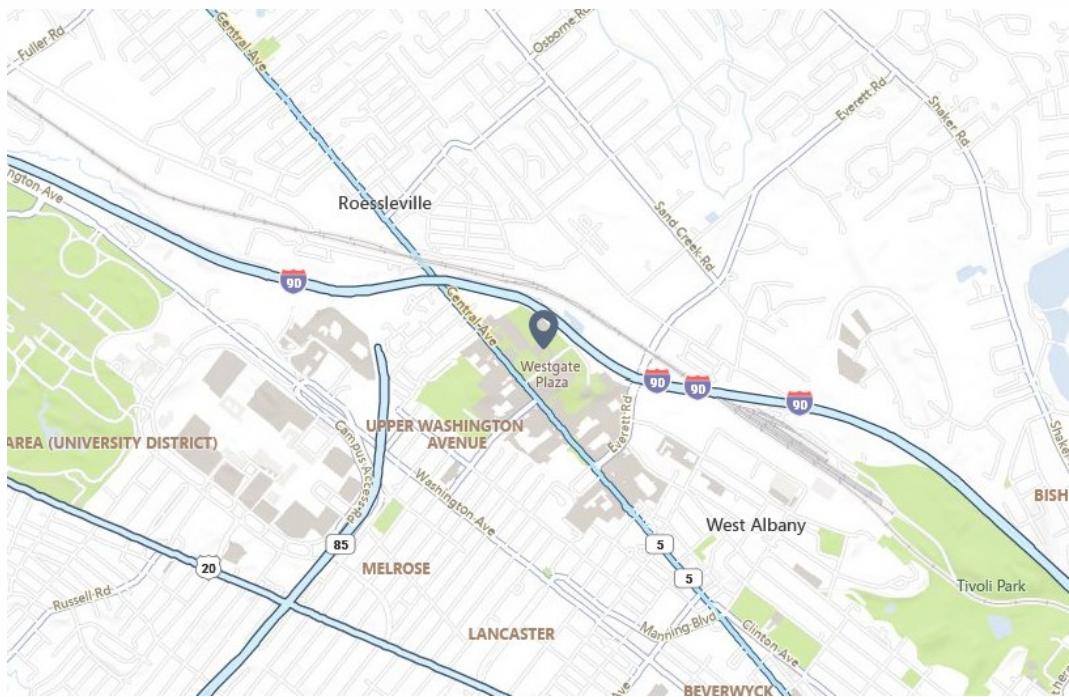
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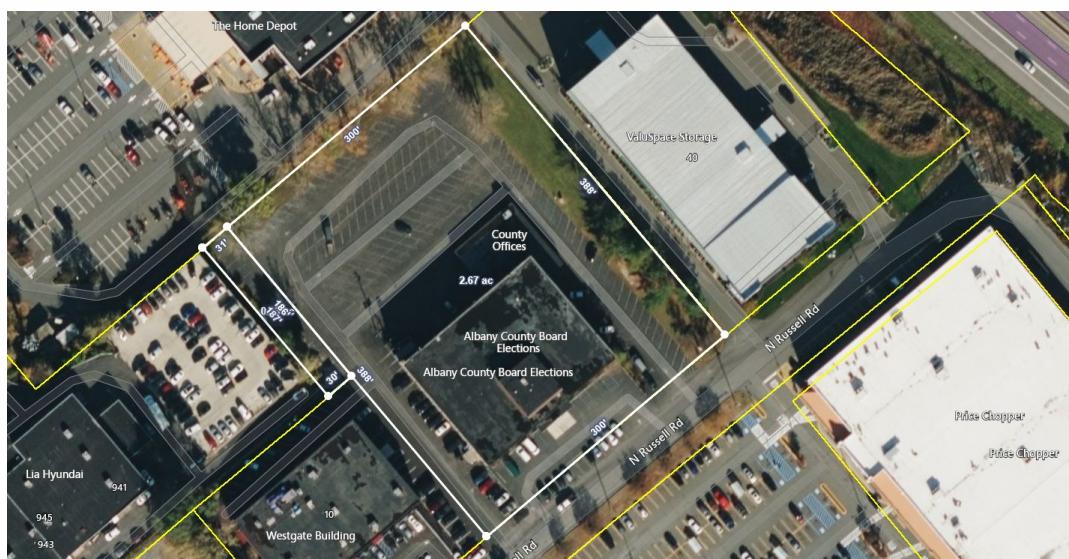
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### LOCATION



### TAX MAP



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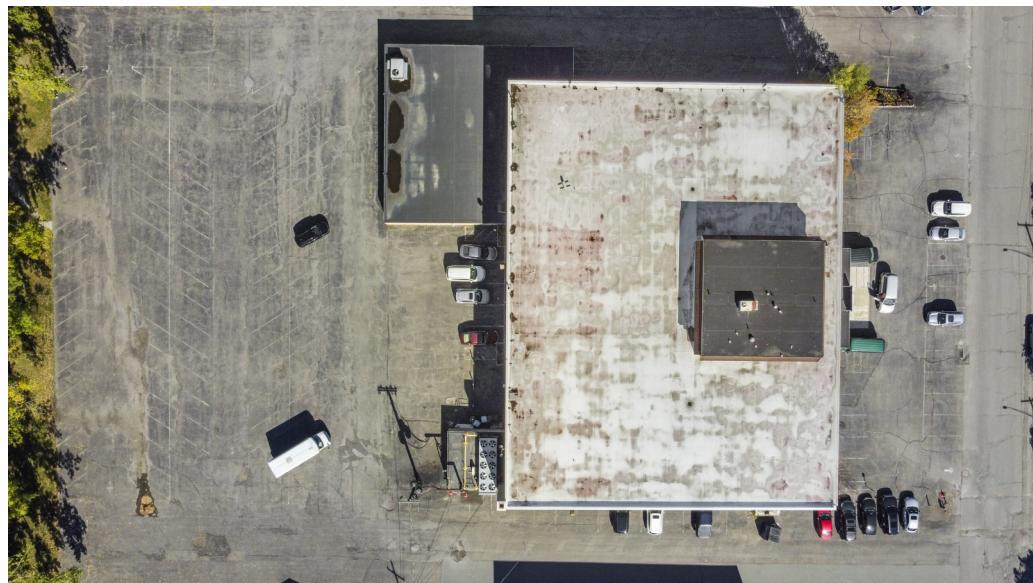
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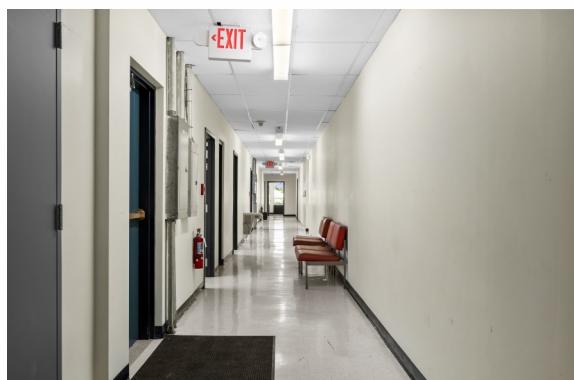
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## SECOND LEVEL



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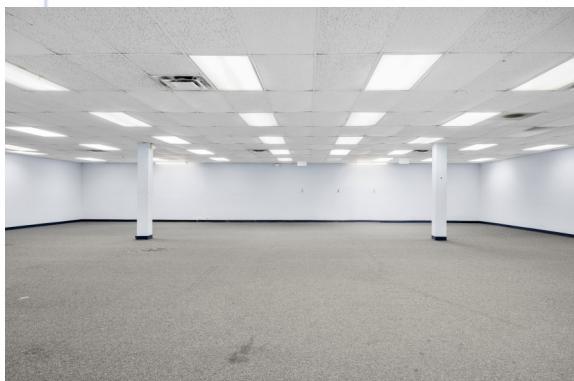
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## GROUND LEVEL



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4 BED / 3 BATH RESIDENTIAL PENTHOUSE



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