

FOR SALE - 6,000 SF OFFICE/WAREHOUSE BLDG

5 Broadway, Albany, NY 12202



## Offering Summary

Sale Price:	\$2,299,000
Building SF:	~ 6,000 SF
Office SF:	~ 1,000 SF
Warehouse SF:	~ 5,000 SF
Zoning:	MU - FS
Parking:	~8 Vehicles
Ceiling Height:	18 FT
Roof:	Metal
Water:	Public
Sewer:	Public
Heating:	Natural Gas

[Cory Tyksinski](#) | Principal Broker

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## Property Overview

A rare opportunity to acquire  $\pm 1.82$  acres with  $\pm 378'$  of frontage on the Hudson River. Become part of the Albany Waterfront. Excellent highway access to I-787, I-87 and I-90.

Listing is for the property and improvements thereon but does not include any aspect of the existing marina business currently located on the property. Asking price does not include docks.

[James "Jay" Vero, CCIM, SIOR](#) | Associate Broker

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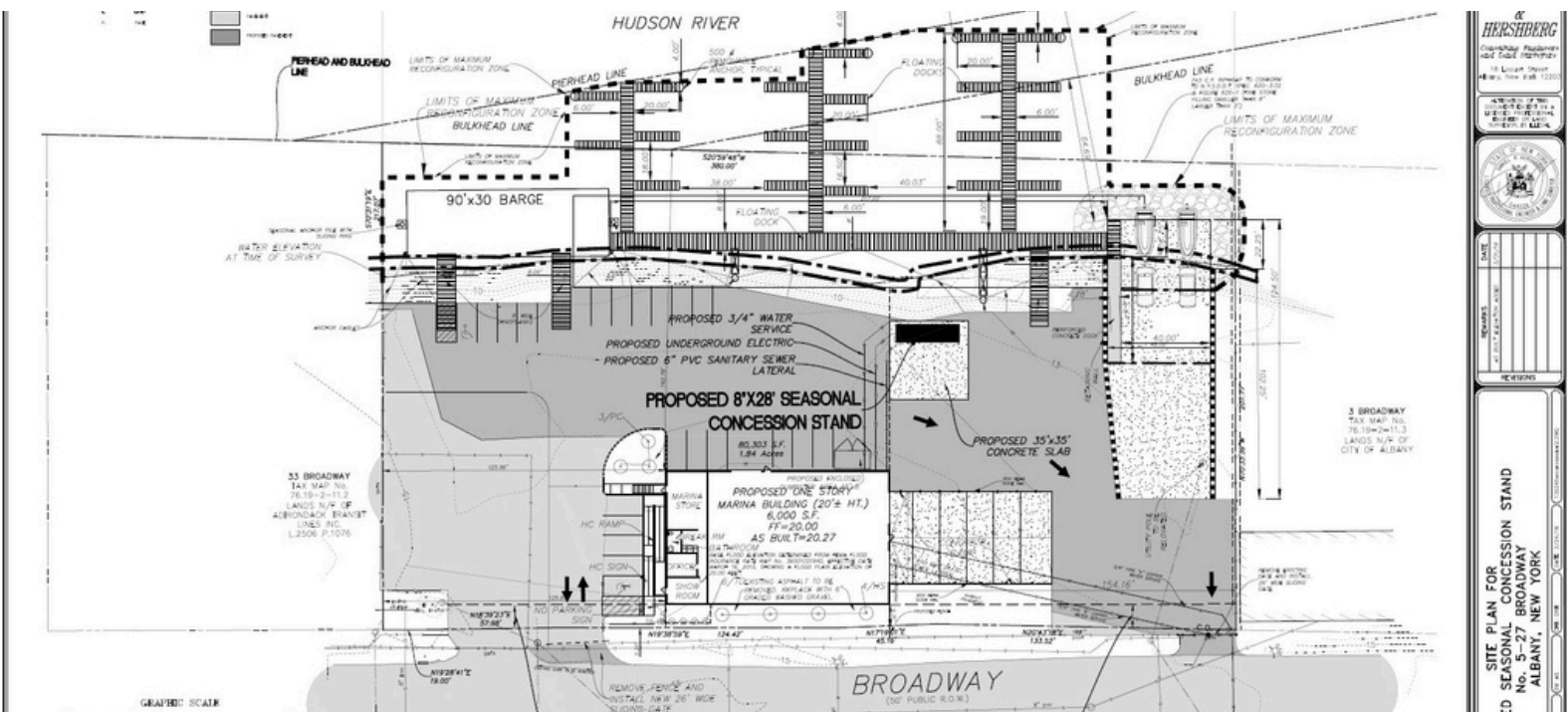
[jvero@naiplatform.com](mailto:jvero@naiplatform.com)



# Current Use of Property



# Site Plan



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