

FOR LEASE

**VIRTUAL
TOUR**



ALBANY COUNTY

17 ERIE ST

Albany, NY

23rd North
COMMERCIAL REAL ESTATE SERVICES

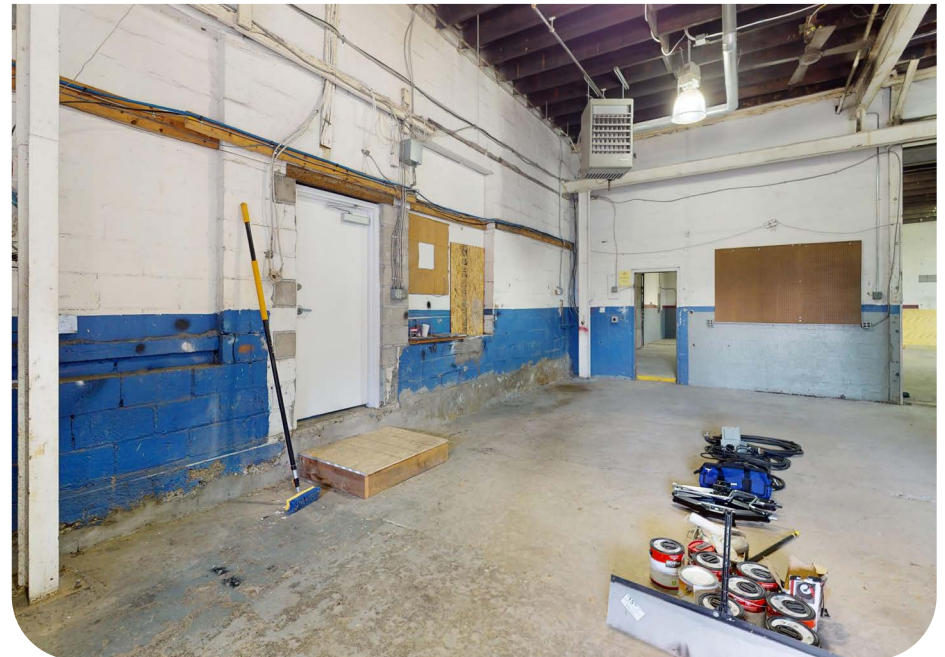
PROPERTY HIGHLIGHTS

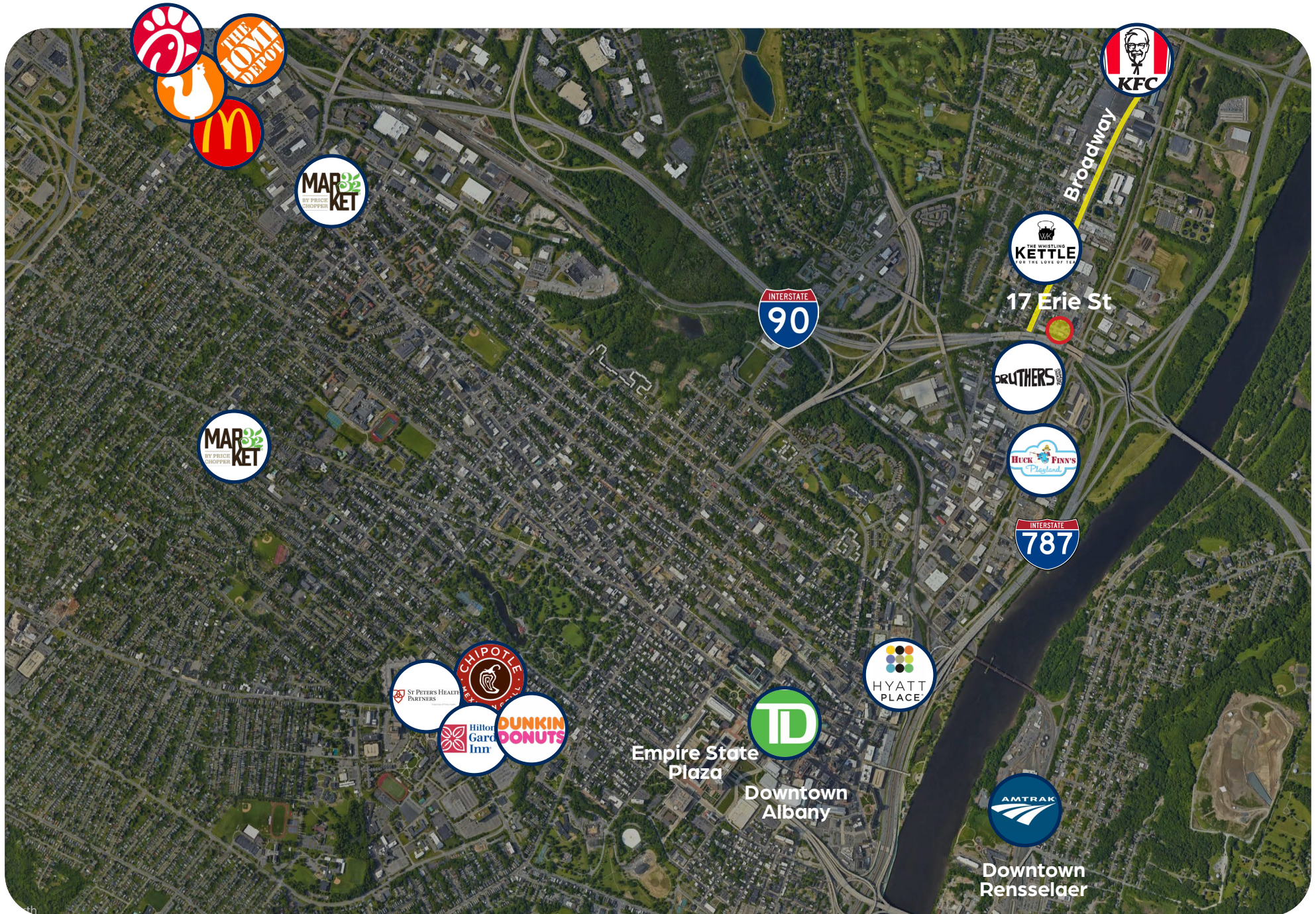
Perfect size warehouse for any trades person! Easy access to Broadway, highways and all amenities. 3 ground height doors to easily pull your trucks and equipment inside. Includes the fenced-in lot on the left. The fenced-in lot on the right is also available for lease. This Warehouse has been updated and is in great shape.

- Warehouse and Office Space
- 5,265 RSF
- 3 Overhead Doors: 8'x8'
- Water & Sewer
- <5 minute drive to U.S. RT 9/i90 Junction
- <10 minute drive to most amenities
- Modified Gross Lease
- Additional side yard available, call listing broker for details

OFFERING SUMMARY

AVAILABLE	5,273 SF
RATE	\$5,700 MOD GROSS





MEDIAN HOME VALUE

City of Albany (2021)

\$186,500

MEDIAN HH INCOME

City of Albany (2021)

\$52,583

ESTIMATED/CAPITA INCOME

City of Albany (2021)

\$34,195

AVERAGE DAILY TRAFFIC

Broadway (2021)

6,273

TOTAL POPULATION

1 Mile

2 Miles

3 Miles

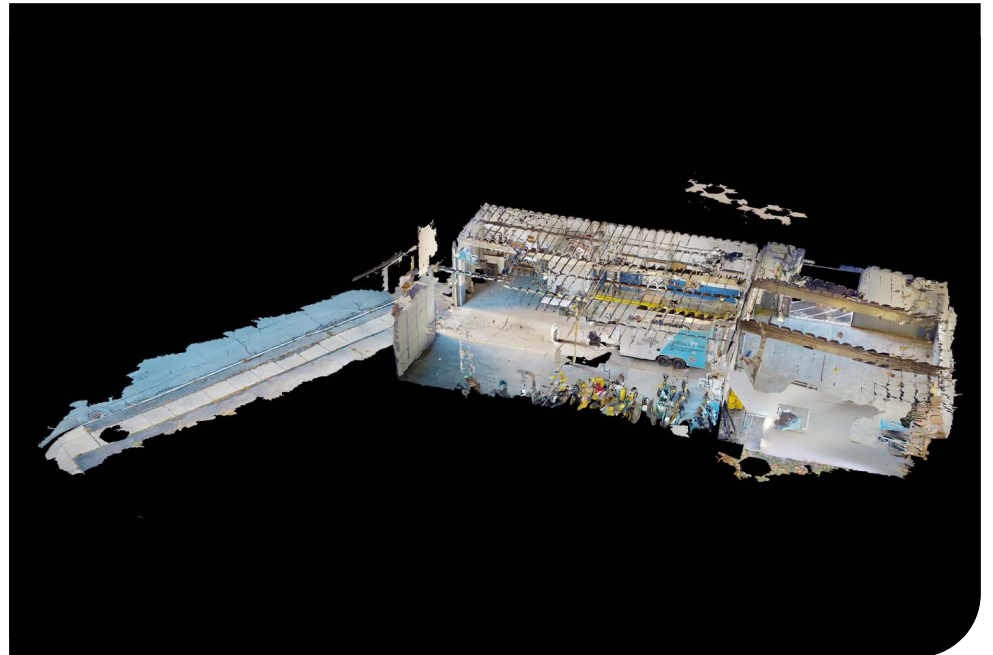
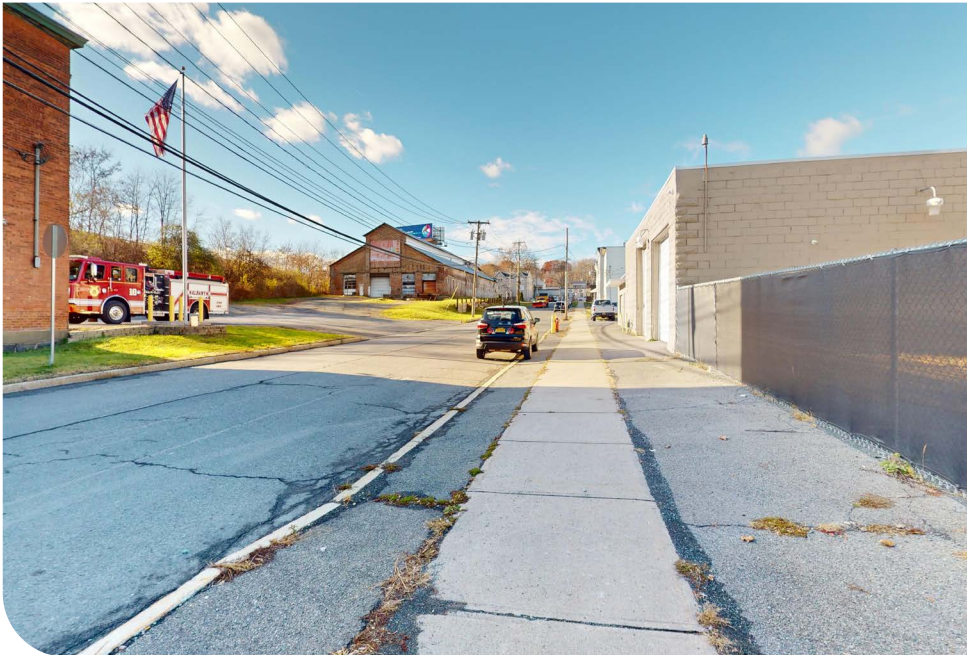
6,273

40,266

94,033











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