

**FOR
SALE**

439 N PEARL ST

ALBANY, NY 12204

DOWNTOWN ALBANY WAREHOUSE DISTRICT



439 N Pearl St - Tax ID: 65.16-1-9

- **Office / Retail / Industrial Warehouse**
- **+/-3,850 Total Square Feet**
- One (1) Story plus Partial Basement
- +/-0.26 Acres
- (18) On-Site Surface Parking Spaces
- Constructed in 1944
- Rear Warehouse Addition Completed in 1990
- Rubber Roof: Front +/-2000 / Rear +/-2023
- Form-Based Warehouse District Zoning (MU-FW)
- +/-10' Ceiling Height
- 8'x8' Dock Hight Overhead Door
- Municipal Water & Sewer
- Property & School Tax: \$7,802.11 (\$2.03 PSF)

FOR SALE

\$329,000

\$85 PSF

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



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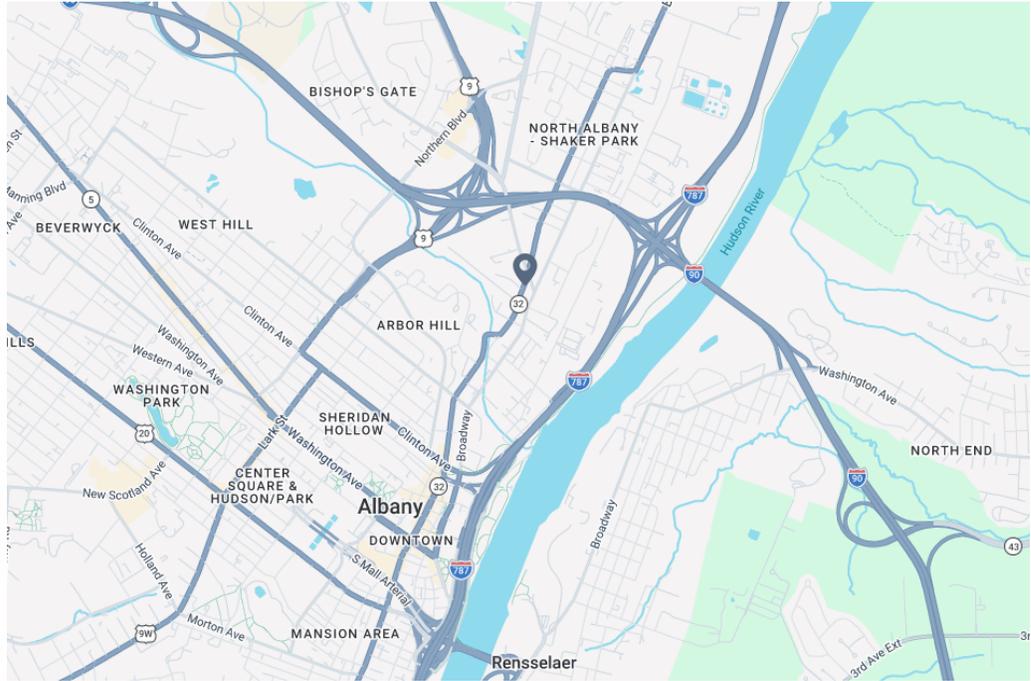
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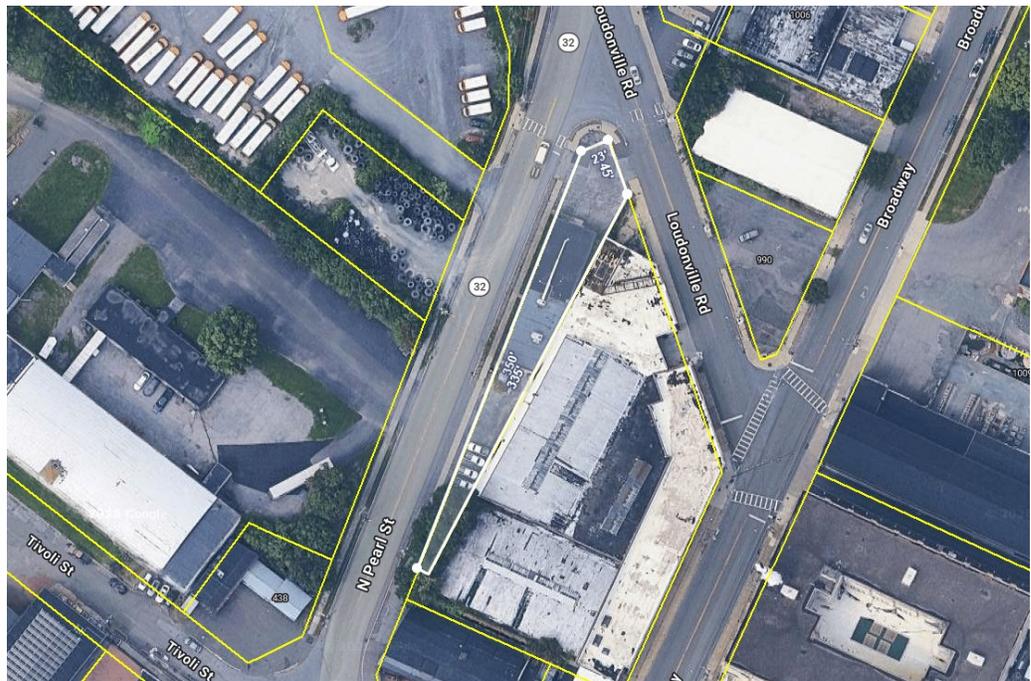
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LOCATION



PARCEL MAP



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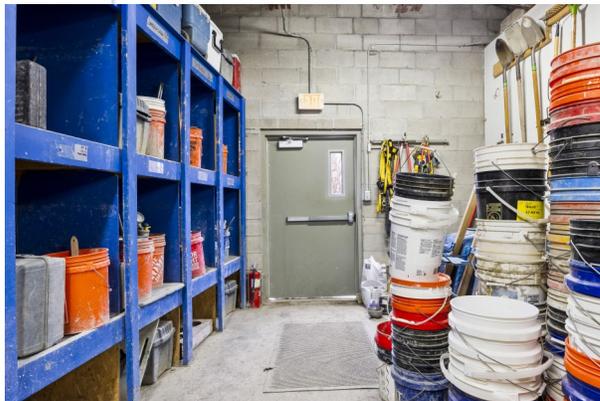
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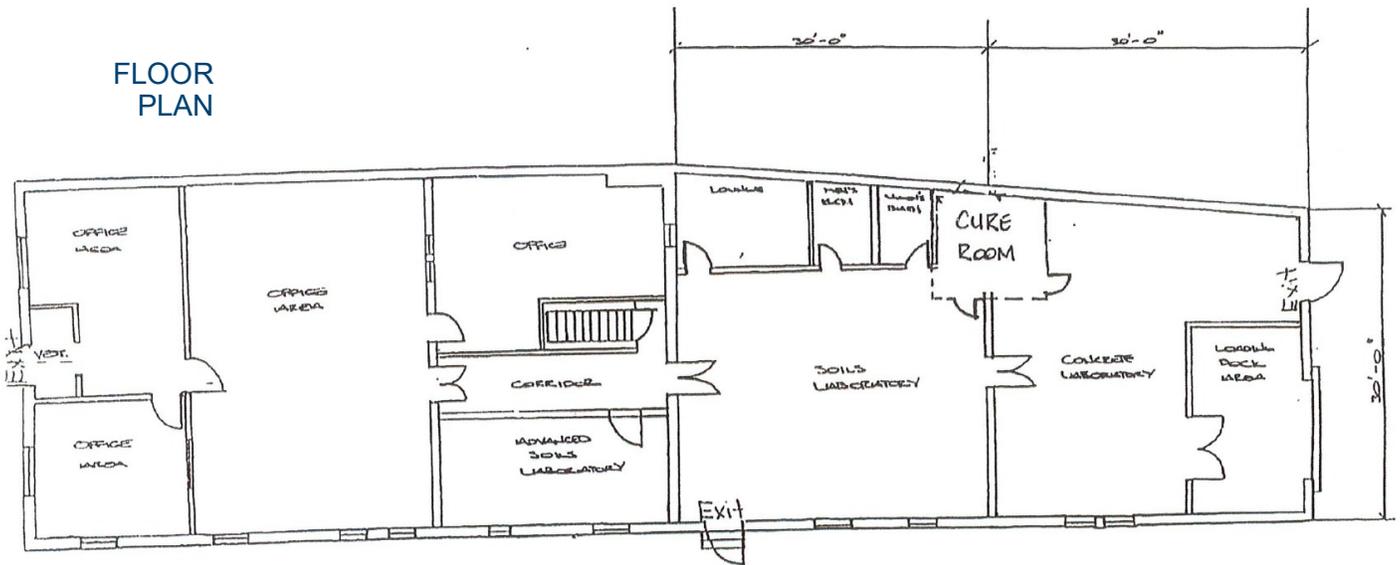
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AERIAL
VIEW



FLOOR
PLAN



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SURVEY

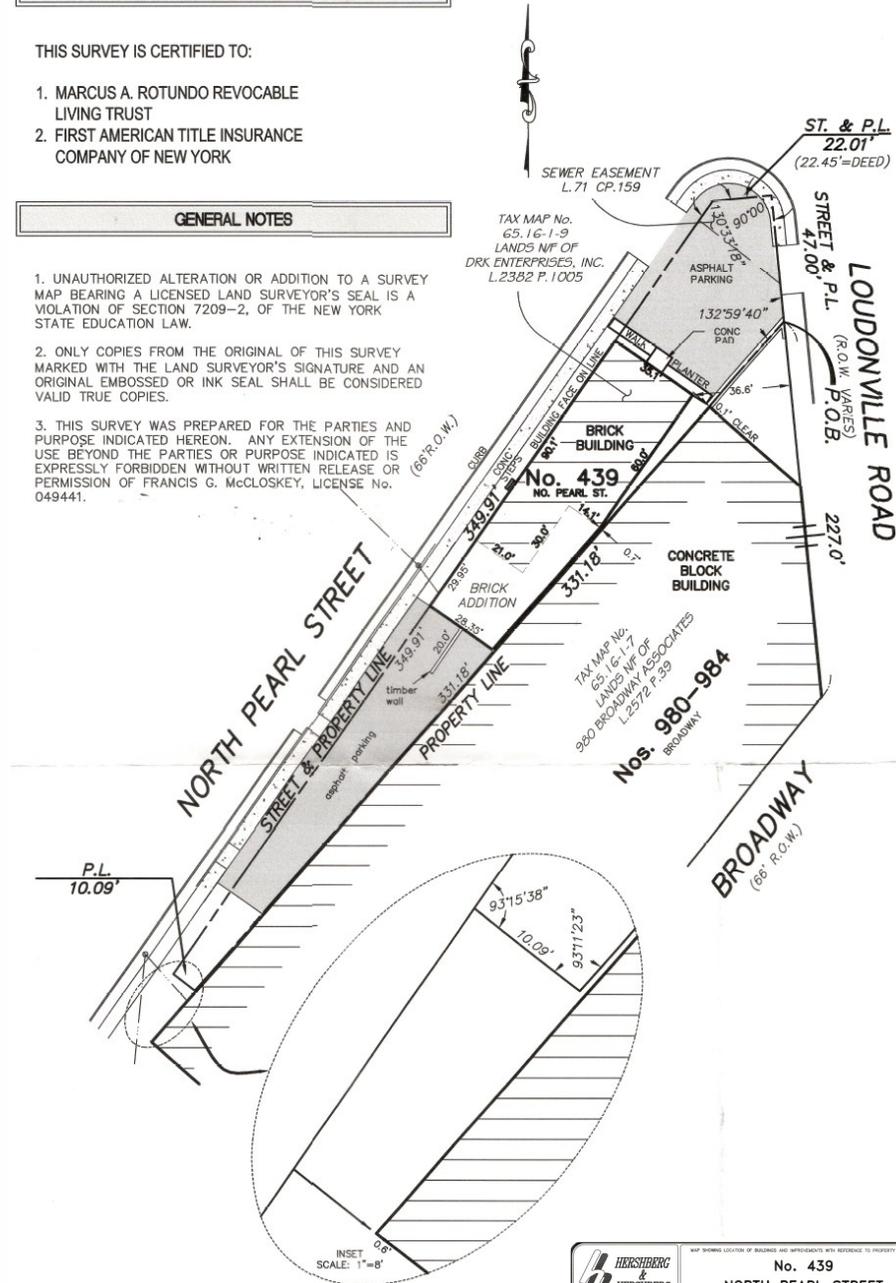
CERTIFICATIONS

THIS SURVEY IS CERTIFIED TO:

1. MARCUS A. ROTUNDO REVOCABLE LIVING TRUST
2. FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MARKED WITH THE LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
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|--|---|--|
| <p>HERSHEBERG & HERSCHEBERG Consulting Engineers and Land Surveyors 40 Calvin Avenue Albany, New York 12206</p> | <p>MAP SHOWS LOCATION OF BUILDING AND APPROPRIATIONS WITH REFERENCE TO PROPERTY LINES OF</p> | |
| | <p>No. 439 NORTH PEARL STREET CITY OF ALBANY, COUNTY OF ALBANY, STATE OF NEW YORK</p> | |
| | <p>CREATION OF THIS DOCUMENT, DRAFT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.</p> | |
| | <p>REVISIONS: DATE: 03/29/01 SCALE: 1"=40' BY: NNT [CHK: GRT] MAP No. 010083</p> | |

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