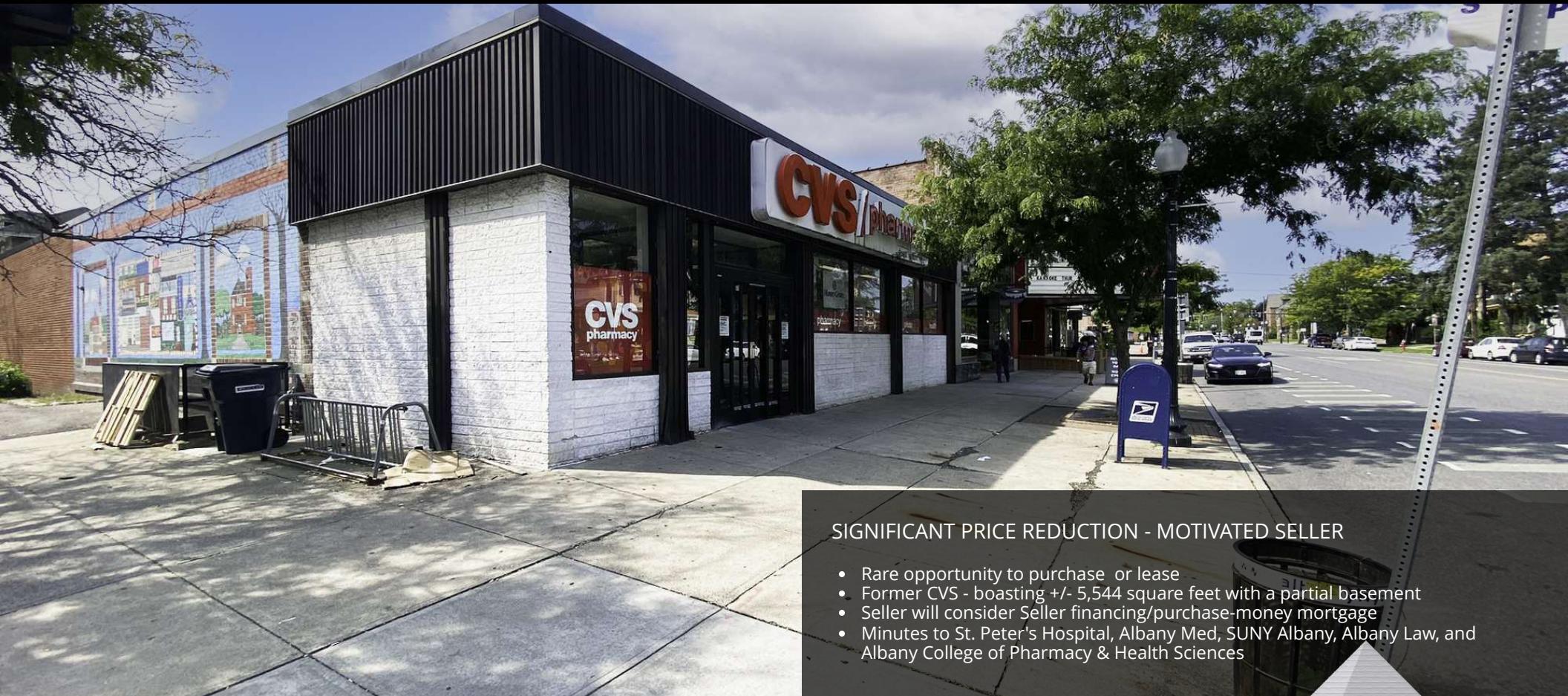


1028 Madison Ave, Albany, NY 12208

# FORMER CVS LOCATION

FOR SALE OR LEASE - HIGH-PROFILE STREET RETAIL BUILDING



## SIGNIFICANT PRICE REDUCTION - MOTIVATED SELLER

- Rare opportunity to purchase or lease
- Former CVS - boasting +/- 5,544 square feet with a partial basement
- Seller will consider Seller financing/purchase-money mortgage
- Minutes to St. Peter's Hospital, Albany Med, SUNY Albany, Albany Law, and Albany College of Pharmacy & Health Sciences

For More Information:

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All information furnished regarding properties for sale or lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, prior sale, lease or withdrawal without notice.

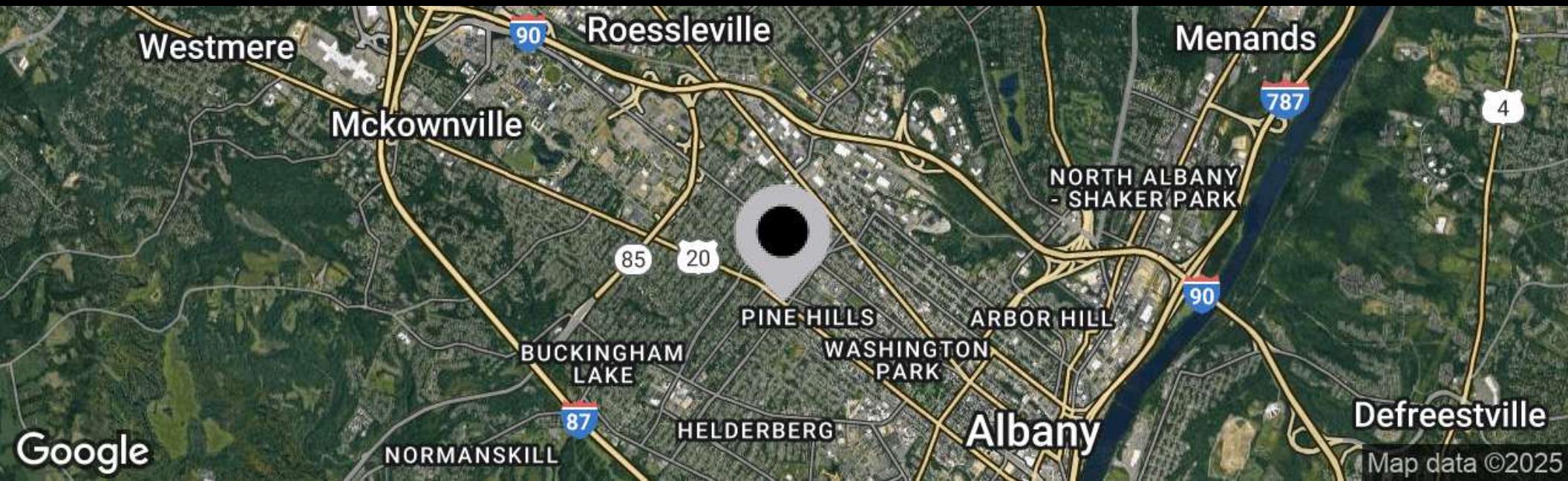
**IKON**  
REALTY GROUP LLC

Member of:

**ICSC** SITE SOURCE  
Serving the Global Retail Real Estate Industry  
RETAIL BROKER NETWORK



Executive Summary



**OFFERING SUMMARY**

Sale Price:	\$495,000 (reduced from \$700,000)
Lease Price:	Negotiable
Building Size:	5,544 SF
Lot Size:	0.15 Acres
Year Built:	1900
Zoning:	MU-CU
Market:	Albany
Traffic Count:	18,075 VPD

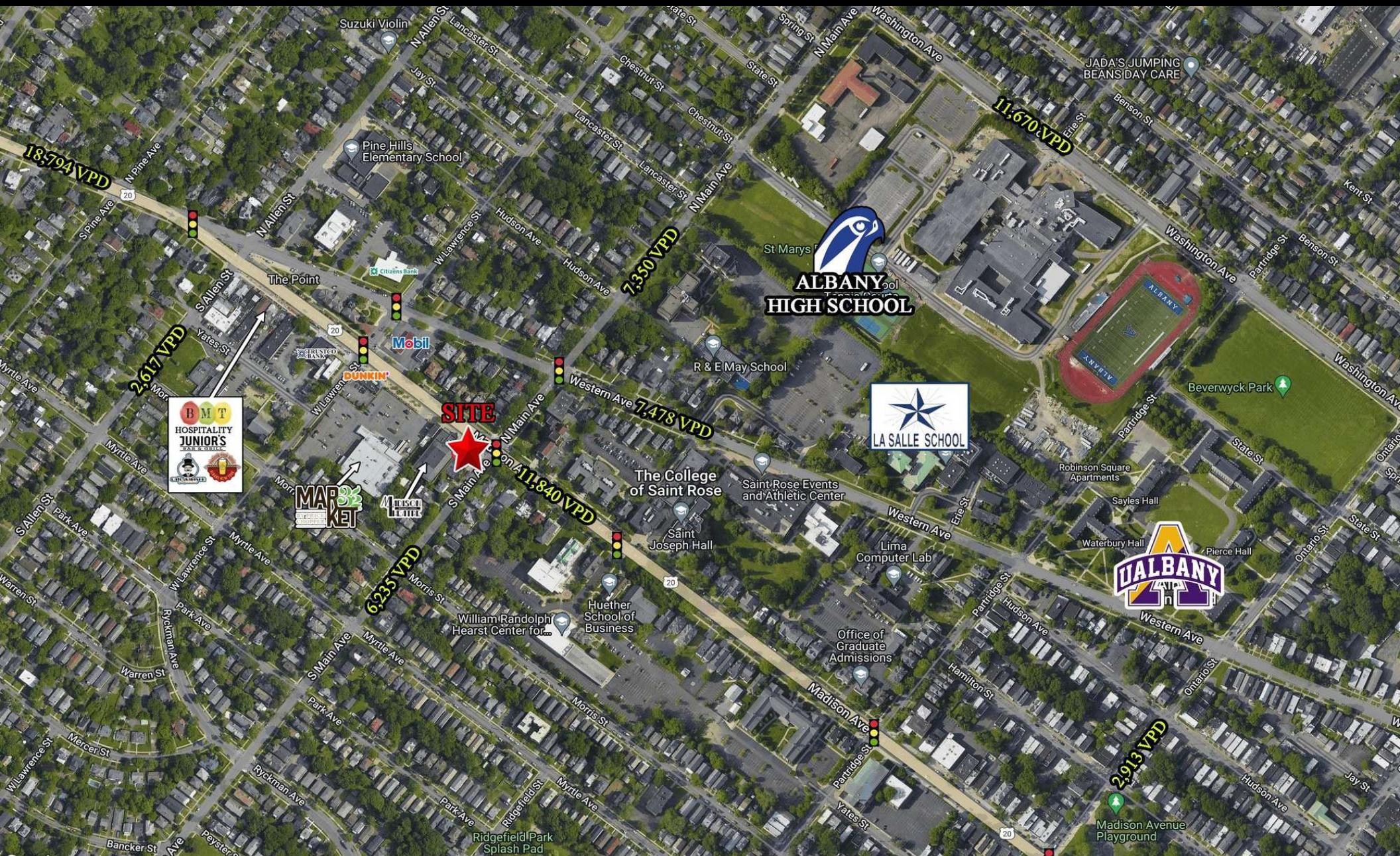
**PROPERTY OVERVIEW**

A well-known, former CVS location available for sale or lease. This prime location is prominently situated at the signalized intersection of Madison Avenue, with over 11,840 vehicles passing daily, and South Main, with a daily traffic count of 6,235 vehicles. Nestled in Albany's vibrant Pine Hills neighborhood.

**PROPERTY HIGHLIGHTS**

- Seller will consider Seller financing/a purchase-money mortgage
- Corner property at a main intersection
- Excellent signage and road visibility
- In the heart of Madison Avenue's main retail and restaurant corridor

Location Map



Additional Photos



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,517	116,616	185,706
Average Age	32.1	35.1	37.6
Average Age (Male)	31.1	34.4	36.2
Average Age (Female)	32.9	36.0	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,803	57,851	87,160
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$60,721	\$62,732	\$76,611
Average House Value	\$150,346	\$162,429	\$196,390

2020 American Community Survey (ACS)

