

FOR SALE - UNIQUE FLEX BUILDING OPPORTUNITY

390 New Karner Road, Albany, New York 12205



OFFERING SUMMARY

Asking Price:	\$789,000
Building SF:	5,970
Lot Size:	.44 Acres
Overhead Doors:	(2) 10' h x 10' w
Water/Sewer:	Municipal
Condition:	Very Good
Year Built:	1986
Construction:	Fractured Block/Steel
Roof:	Rubber Membrane
Fire Suppression:	Wet Sprinkler
HVAC:	Gas Heat, Central A/C

PROPERTY OVERVIEW

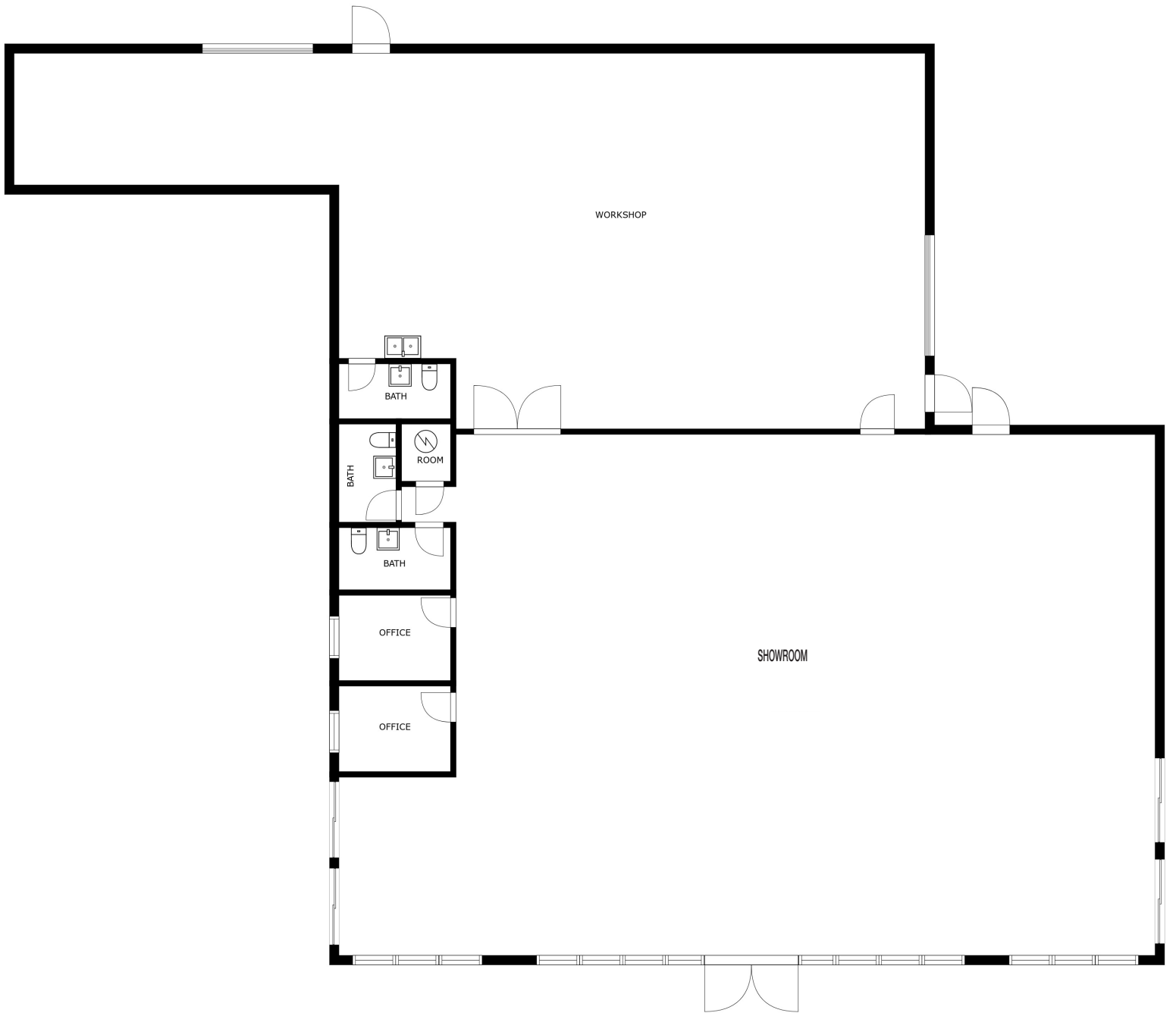
Unique flex building located in the Town of Colonie. This building presents itself as a blank canvas for its next user to add their finishing touches. Clear-span showroom with storage area in the rear. Great visibility on the corner of Central Avenue and New Karner Road. (2) 10' overhead doors leading to the warehouse area. COR zoning allows many different uses. The business can be purchased along with the building or separately.

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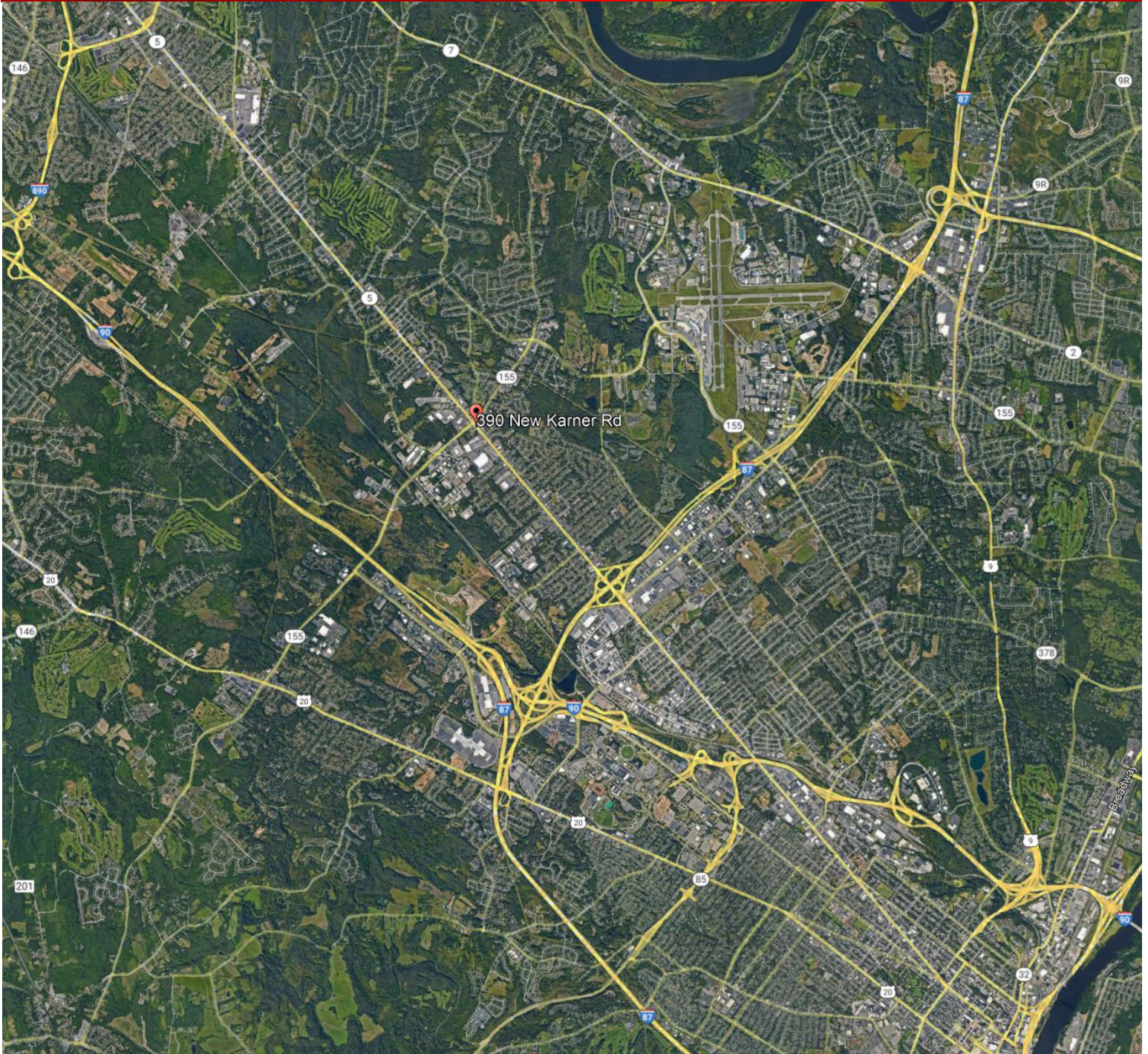
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