

**FOR  
LEASE**

# 61 N PEARL STREET

ALBANY, NY 12207

## PRIME DOWNTOWN CORNER RETAIL



### +/-7,100 SF BAR WITH COMMERCIAL KITCHEN

- Conveniently located in the heart of Downtown Albany
- Prime visibility on the corner of N Pearl Street & Steuben Street
- Includes Hood & Ansul System, partially equipped kitchen, two walk-in coolers, and large bar
- Surrounded by government, office, and strong residential population
- Gated outdoor dining along Steuben Street
- Walkable urban corridor
- Flexible use potential
- Easily accessible via I-787

### AVAILABLE FOR LEASE

**\$6,508 NNN PER MONTH**

(\$11.00 NNN PSF)

NET CHARGES ARE ESTIMATED AT +/- \$1.80 PSF

Building owned and managed by



FOR MORE  
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CONTACT

**RUDY R. LYNCH, CCIM**  
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**KYLE J. BRADLEY, CPA**  
NYS Licensed Associate Real Estate Broker  
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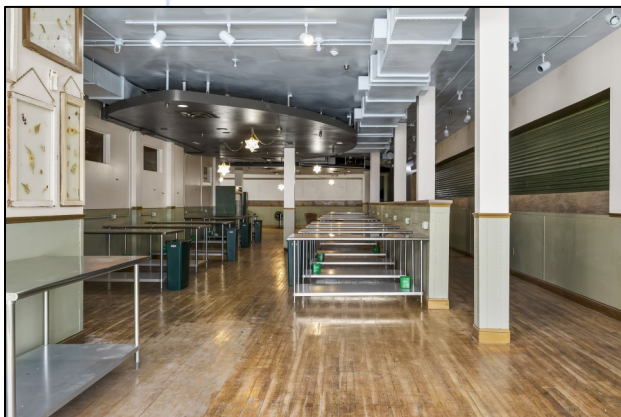
Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

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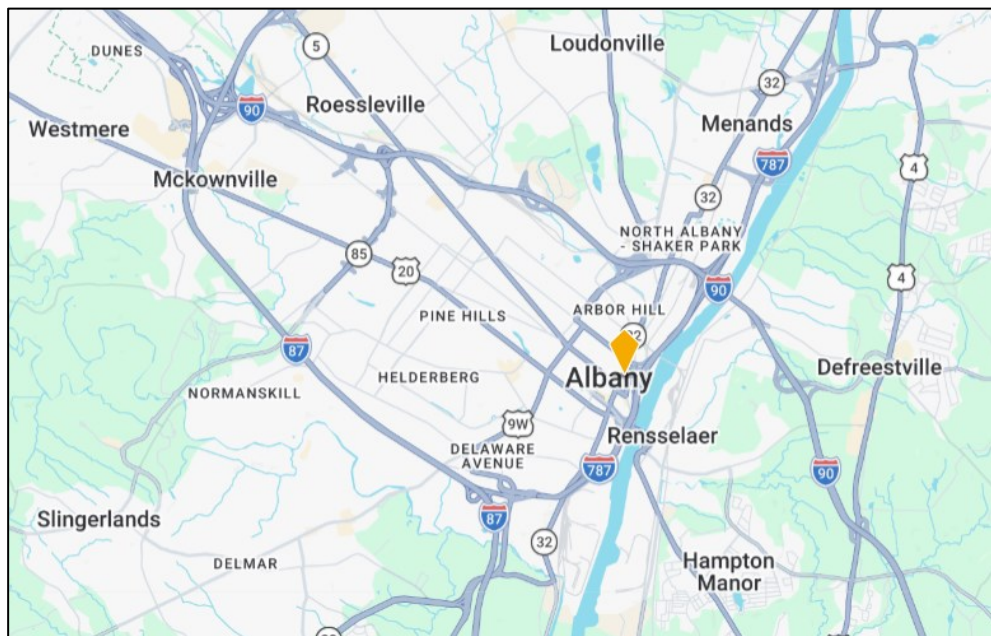
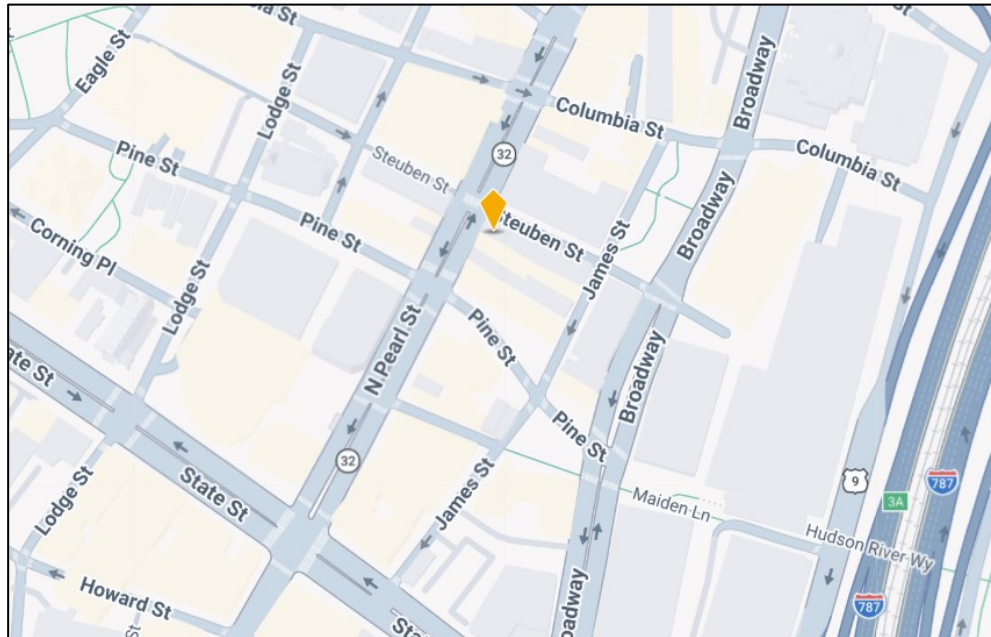


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LOCATION



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