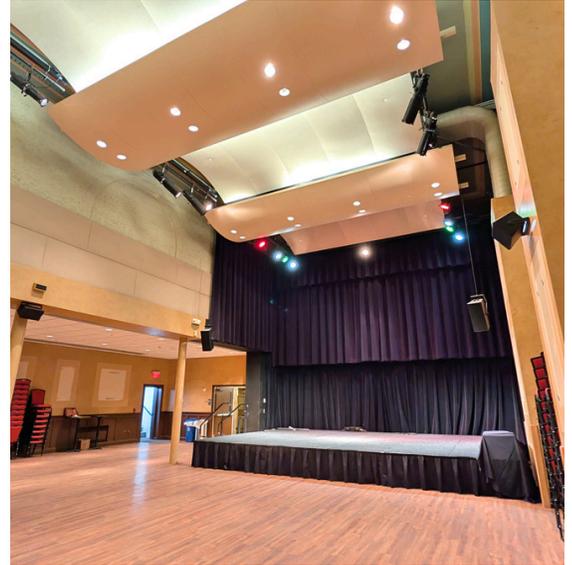


## The Linda

Performing Arts & Entertainment Venue  
Adaptive Re-Use / Development Opportunity  
339 Central Avenue, Albany, NY 12206



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## Offering Memorandum

3D Tours Available

# The Offering

Current performing arts space & recording studio with attached 45 car parking lot comprised of a single 10,328 square feet structure situated 0.56 acres of land. The Linda is located in the Central Avenue neighborhood in the city of Albany, with ~168' of primary frontage on the busy commercial corridor of Central Avenue. The city of Albany has experienced decade long population growth and is the center of a 1.17 million person metropolitan area. Buoyed in part by the jobs provided by state government, Albany Med, St. Peter's Health Partners, and many institutes of higher education (all of which are 5-10 minutes from The Offering), the city perennially sports an unemployment figure at or below 3% and vacancy rates at or under 5%.



**Building SF: +/- ~10,328**

**Parcel: +/- ~0.56**

**Parking: +/- 45**

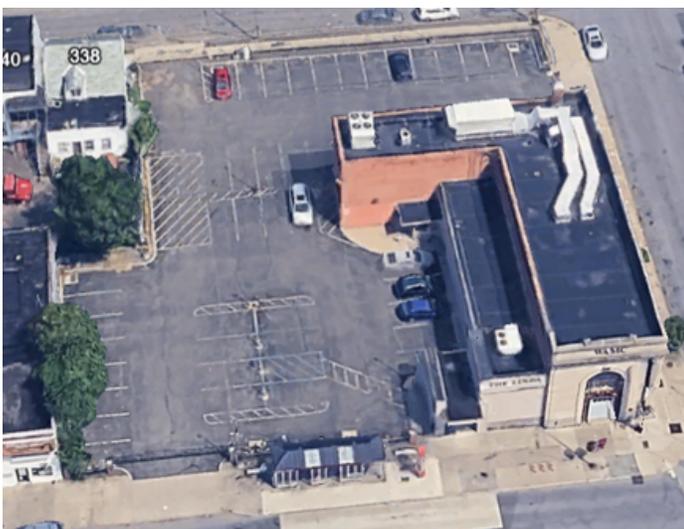
**Zoning: MU-FC**

Mixed-Use Form-Based Central

**Asking: \$1,198,988**

# Property Highlights

- ±0.56 acres located in the center of Albany.
- ±10,328 SF masonry structure with varied space utilization including, auditorium, recording studio, office, concessions, and storage.
- ±45 parking spaces.
- Beautiful historic building in a non-historic district and not presently found on any state or federal historic registries.
- Recent re-zoning demonstrates willingness on the part of the City to support further development of the structure and site.
- Directly adjacent to State University of New York at Albany and Washington Park
- 15 minute walk or 5-10 minute drive to Lark Street, Downtown Albany, St. Albany Medical Center, Peter's Hospital, 5 college campuses, and all New York State government offices.



# Zoning & Development



COMMERCIAL USES		
Agriculture and Animal-Related		
Agriculture, urban	A	§ 375-303(4) (a) (i)
Plant nursery		§ 375-303(4) (a) (ii)
Veterinarian or kennel	P	§ 375-303(4) (a) (iii)
Food, Beverage, and Consumption Service		
Bar or tavern	P	§ 375-303(4) (b) (i)
Cannabis consumption site	P	§ 375-303(4) (b) (ii)
Restaurant	P	§ 375-303(4) (b) (iii)
Guest Accommodations		
Bed-and-breakfast	P	§ 375-303(4) (c) (i)
Hotel	P	§ 375-303(4) (c) (ii)
Office and Services		
Beauty salon, spa or barbershop	P	§ 375-303(4) (d) (i)
Blood plasma center <sup>(9)</sup>		§ 375-303(4) (d) (ii)
Commercial food preparation	P	§ 375-303(4) (d) (iii)
Funeral home		§ 375-303(4) (d) (iv)
Laboratory or research facility	C	§ 375-303(4) (d) (v)
Medical clinic	P	§ 375-303(4) (d) (vi)
Office, general	P	§ 375-303(4) (d) (vii)
Personal or business service	P	§ 375-303(4) (d) (viii)
Professional office	P	§ 375-303(4) (d) (ix)
Trade school	P	§ 375-303(4) (d) (x)
Recreation and Entertainment		
Adult entertainment <sup>(10)</sup>		§ 375-303(4) (e) (i)
Indoor recreation or entertainment	P	§ 375-303(4) (e) (ii)
Outdoor recreation or entertainment	C	§ 375-303(4) (e) (iii)
Retail		
Adult retail <sup>(10)</sup>		§ 375-303(4) (f) (i)
Cannabis dispensary	P	§ 375-303(4) (f) (ii)
Controlled substance dispensary	C	§ 375-303(4) (f) (iii)
Convenience retail <sup>(11)</sup>	P	§ 375-303(4) (f) (iv)
General retail	P	§ 375-303(4) (f) (v)
Smoke or vape shop	P	§ 375-303(4) (f) (vi)
Specialty retail	P	§ 375-303(4) (f) (vii)
Supermarket	P	§ 375-303(4) (f) (viii)

Table 375.302.1 Permitted Use Table		
P=Permitted Use   C=Conditional Use   A=Accessory Use   T=Temporary Use		
Zoning District	MU-FC	Use-Specific Standard in Article III
LAND USE CATEGORY		
RESIDENTIAL USES		
Household Living		
Dwelling, single-unit detached	P	§ 375-303(2) (a) (i)
Dwelling, two-unit detached	p	§ 375-303(2) (a) (ii)
Dwelling, three-unit detached	P	§ 375-303(2) (a) (iii)
Dwelling, townhouse	P	§ 375-303(2) (a) (iv)
Dwelling, live-work	P	§ 375-303(2) (a) (v)
Dwelling, multi-unit	P	§ 375-303(2) (a) (vi)
Group Living		
Assisted living facility or nursing home	P	§ 375-303(2) (b) (i)
Community residential facility	P	§ 375-303(2) (b) (ii)
Dormitory	C	§ 375-303(2) (b) (iii)
Group living, other <sup>(8)</sup>	C	§ 375-303(2) (b) (iv)
Rooming house	C	§ 375-303(2) (b) (v)
CIVIC AND INSTITUTIONAL USES		
Cemetery		§ 375-303(3) (a)
Club	P	§ 375-303(3) (b)
Community center	P	§ 375-303(3) (c)
Cultural facility	P	§ 375-303(3) (d)
Day-care center	P	§ 375-303(3) (e)
Higher education institution	P	§ 375-303(3) (f)
Hospital	C	§ 375-303(3) (g)
Natural area or preserve		§ 375-303(3) (h)
Park or playground	P	§ 375-303(3) (i)
Police or fire station	P	§ 375-303(3) (j)
Public utility or services, major		§ 375-303(3) (k)
Public utility or services, minor	P	§ 375-303(3) (l)
Religious institution	P	§ 375-303(3) (m)
School	C	§ 375-303(3) (n)
Stadium or arena	C	§ 375-303(3) (o)
Towers	A	§ 375-303(3) (p)

