

# Commercial and Residential Property

1156, 1162, 1166 Western Ave and  
29 & 31 Taft Ave Albany, New York

## PROPERTY OVERVIEW

Commercial 2 Story Building, Parking Lots and Home with 2 apartments and a 3-car garage

- 6,290 SF Commercial Building
- Accessible Approach with Ramp
- 160 Feet of Frontage on Western Avenue with drive through exit to Taft Avenue
- Lighted Crosswalk in front of Commercial Building
- Parking for 30 vehicles
- Daily Traffic Count 20,459 and on CDTA Bus Route

Asking Price \$1,075,000

Includes 2 Story Commercial Building, parking lots and Residential home with 2 apartments and a 3-car garage.

Rent First Floor Apt. \$1,250/month, Rent Second Floor Apt \$1,400/month



**Jessica L. Richer**

Licensed Associate Real Estate Broker

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THE RICHER TEAM AT

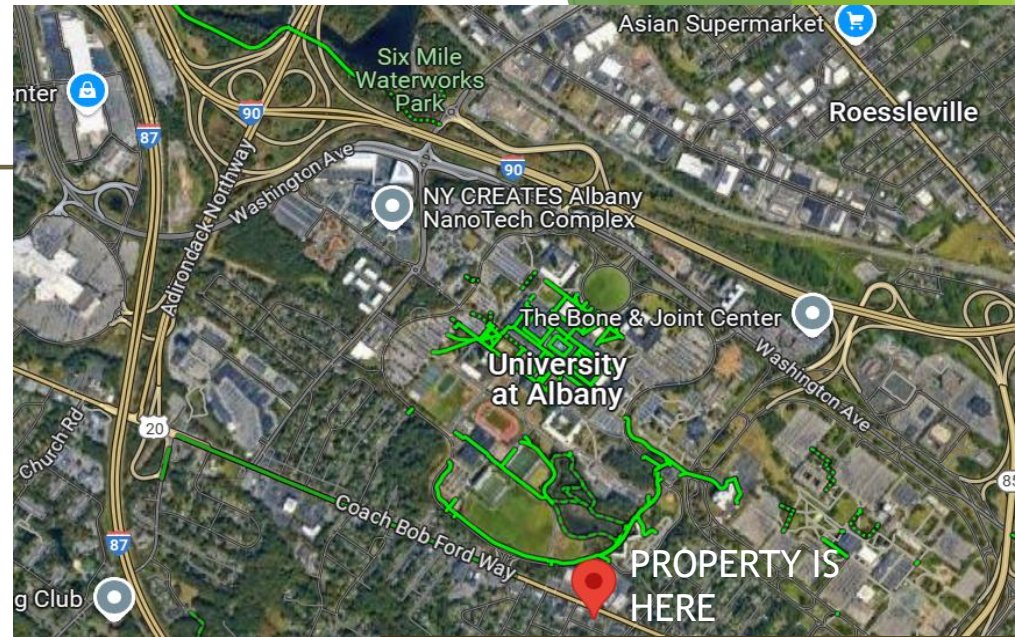


20 Aviation Road | Albany, NY 12205

# Commercial & Residential on Western Avenue near SUNY

160 feet of frontage on Western Ave  
Enter on Western and Exit on Taft Ave

- Medical or Professional Office
- Retail
- Restaurant
- Education
- House of worship



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