

FOR SALE - HISTORIC RE-DEVELOPMENT OPPORTUNITY

38 Ten Broeck Street, Albany, New York 12209

Former St. Joseph's Church



OFFERING SUMMARY

Sale Price:	\$100,000
Parcel:	0.83 Acres
Building SF:	17,500
Parking:	Off-Street Parking TBD
Year Built:	1861
Zoning:	MU-NE

PROPERTY HIGHLIGHTS

- Historic re-development opportunity in top market urban core.
- City owned property; recent re-zoning and now listing demonstrates willingness on the part of the city to welcome development.
- Beautiful historic property stabilized by municipal authorities.
- Walking distance to Palace Theater, Capital Rep Theater, Upstate Concert Hall, Riverfront Park, and all of the downtown Albany and State government buildings.
- High potential for federal and state funding, including: Historic tax credits, Downtown Revitalization Initiative (DRI), Community and Development Block Grant (CDBG) funding.
- Call listing broker for a comprehensive list of funding sources for qualified developers.



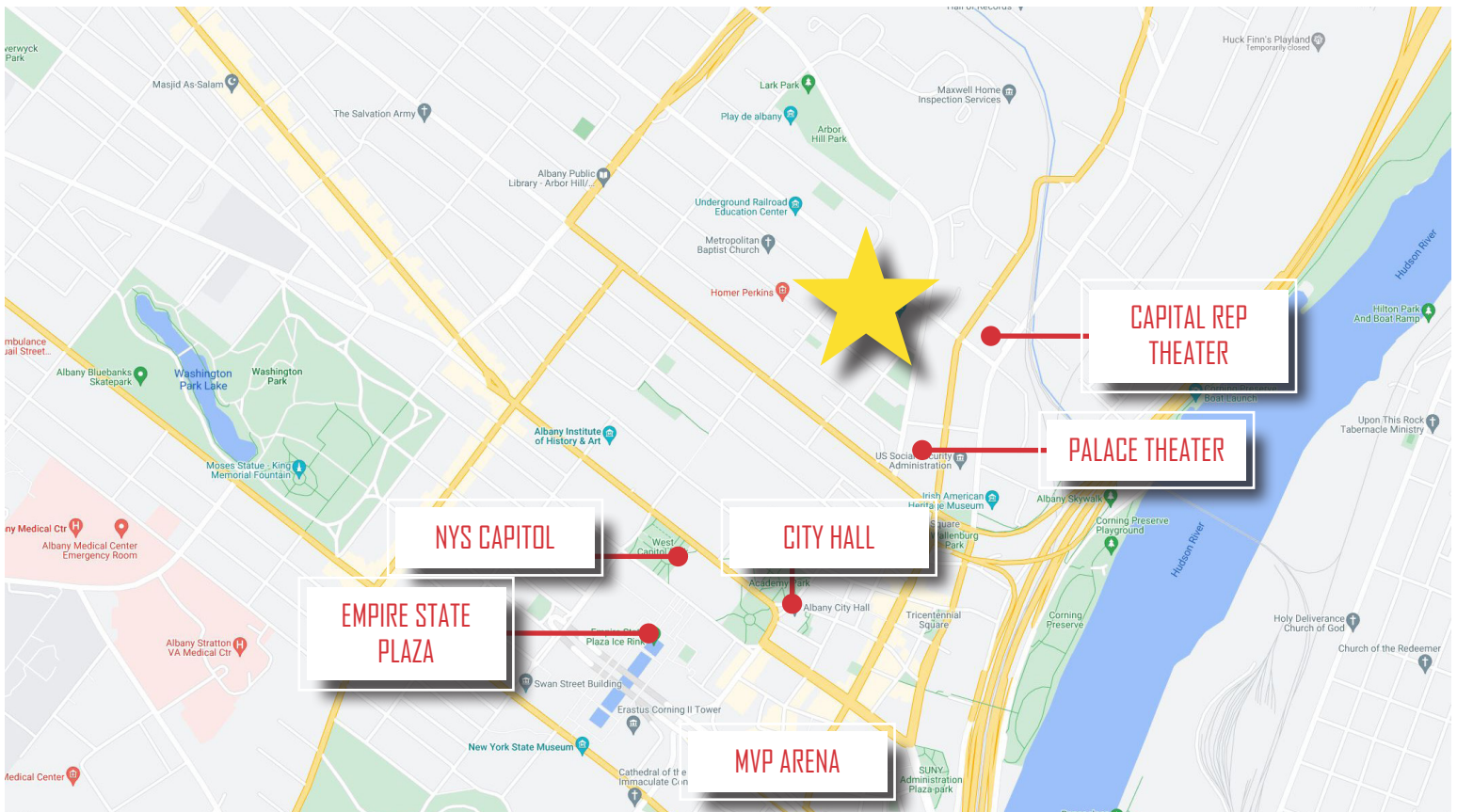
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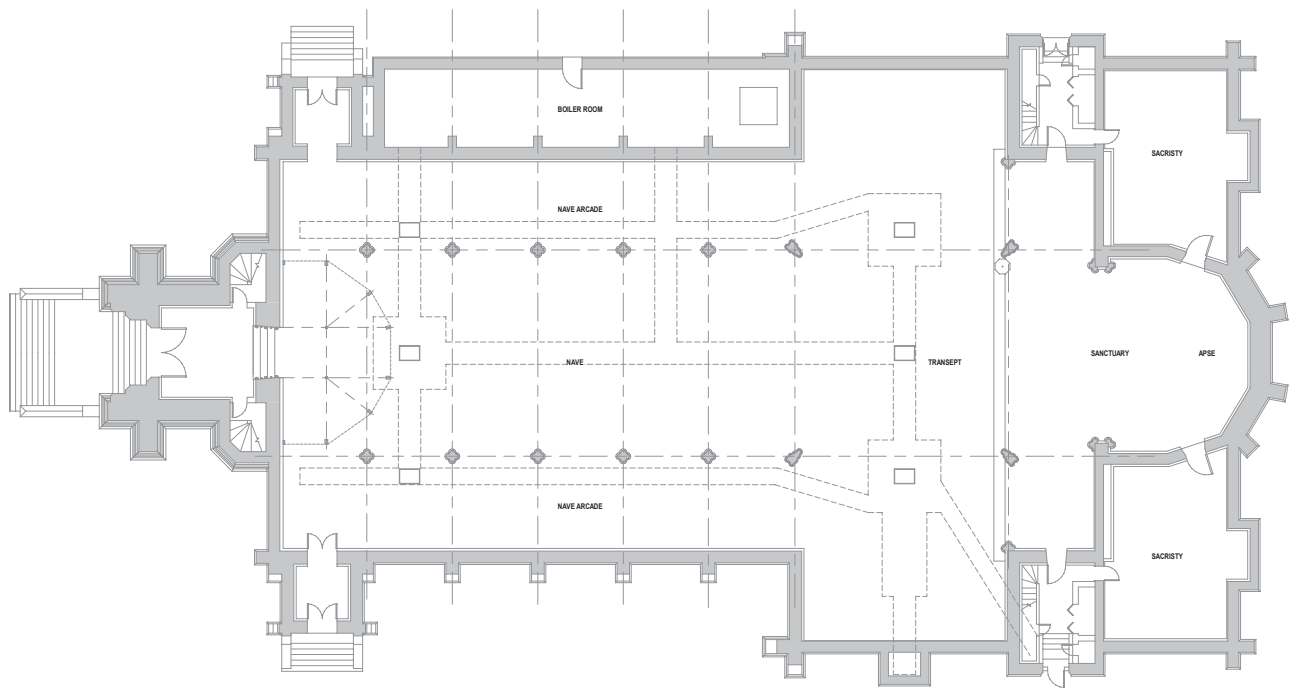
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This historic 19th century church is an intrinsic part of Albany's skyline and is primed for redevelopment in a portion of the city that has seen tremendously positive change and growth.





ST. JOSEPH'S CHURCH
 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 PROJECT NORTH

Permitted Uses:

- 1-3 Unit Dwelling
- Multi-Family Dwelling
- Community Residential Facility
- Club
- Community Center
- Cultural Facility
- Day-Care Center
- Religious Institution
- Beauty Salon, Spa or Barbershop
- Professional Office
- Specialty Retail

Conditional Uses:

- Assisted Living Facility or Nursing Home
- Group Living
- Higher Education Institute
- Hospital
- School
- Restaurant
- Bed-and-Breakfast
- General Office
- Personal or Business Service
- Indoor Recreation or Entertainment



All potential buyers to undergo formal application review by the owning/governing municipality. Applicants must illustrate intent and demonstrate experience, financial capability, and site use feasibility

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