

**FOR
SALE**

126 STATE STREET

ALBANY, NY 12207

HISTORIC DOWNTOWN ALBANY OFFICE & DEVELOPMENT OPPORTUNITY



BUILT IN 1915

+/- 15,000 SF FIRST FLOOR FORMER BANK RETAIL SPACE. EXPANSIVE 20' CEILINGS, MARBLE INTERIOR, BRASS ENTRIES & SKYLIGHTS

FLOORS 2-6 BOAST PRIME OFFICE SPACE WITH VIEWS OF THE CAPITAL, HISTORIC ST. PETERS CHURCH, & THE HUDSON RIVER

38 ON SITE PARKING SPOTS AVAILABLE IN ADJACENT LOT

EXCELLENT RESIDENTIAL CONVERSION OPPORTUNITY ON UPPER FLOORS WITH SECTION 485a ABATEMENT & HISTORIC TAX CREDITS

LOCATED IN THE HEART OF DOWNTOWN ALBANY

JUST STEPS FROM THE NYS CAPITOL BUILDING

SURROUNDED BY NUMEROUS HOTELS & ENTERTAINMENT OPTIONS

+/- 41,000 TOTAL SQUARE FEET

SIX (6) STORIES

FOR SALE

\$2,499,000

\$61 PER SF

**FOR MORE
INFORMATION
PLEASE
CONTACT**

KYLE J. BRADLEY, CPA
Associate Real Estate Salesperson
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com



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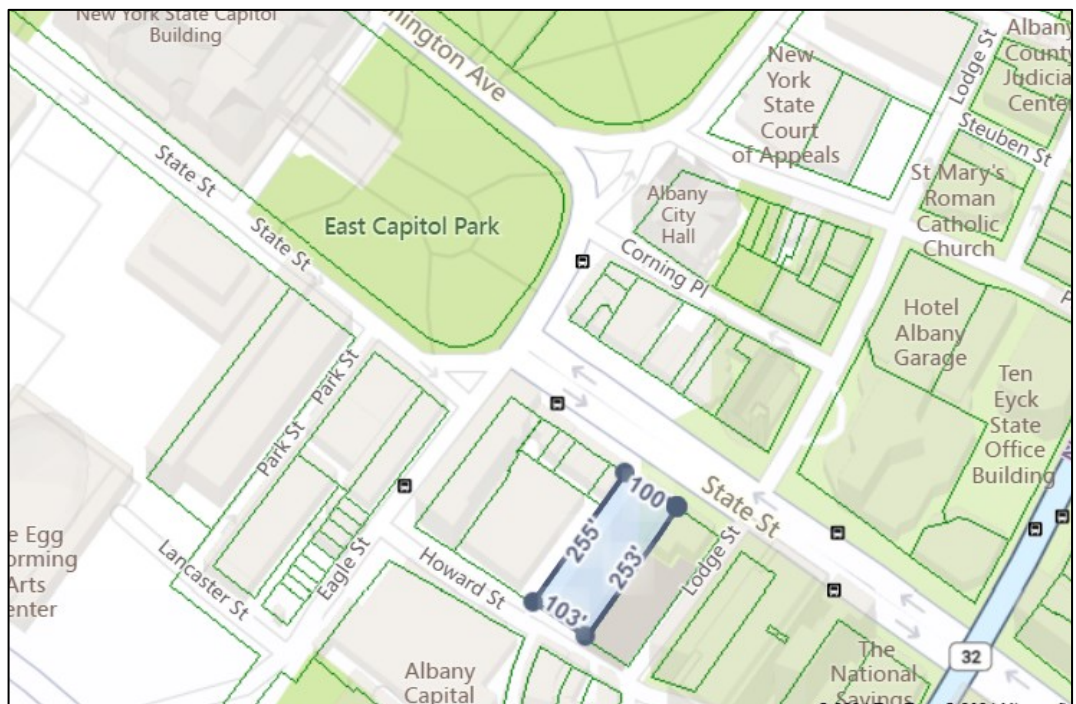
126 STATE STREET

ALBANY, NY 12207

PROPERTY DETAILS

- +/- 41,000 Total Square Feet
- SIX (6) Stories Plus Full Finished Basement
- +/-0.58 Acres
- Mixed-Use Downtown Zoning (MU-DT)
- Built in 1915
- Recently replaced roof
- Hot water heat
- Recently replaced boilers
- Central air cooling
- Municipal Water & Sewer
- Property & School Tax: \$40,151
- 100' of frontage along State Street

TAX MAP



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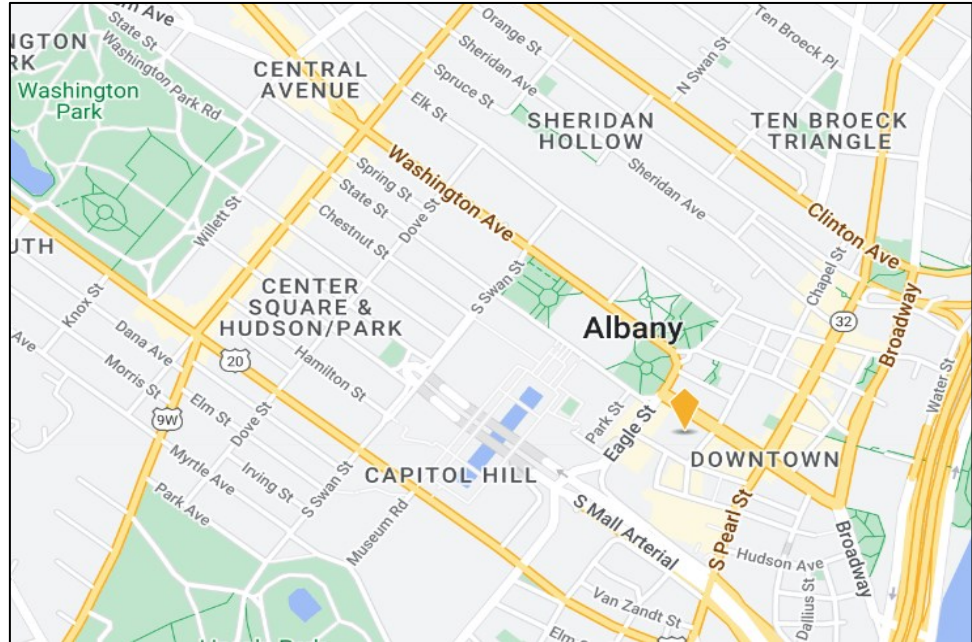
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LOCATION



STREET
VIEW



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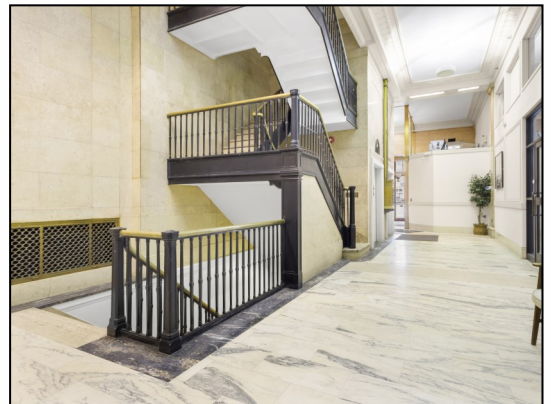
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FIRST FLOOR
FORMER BANK



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UPPER FLOOR
OFFICE SPACE



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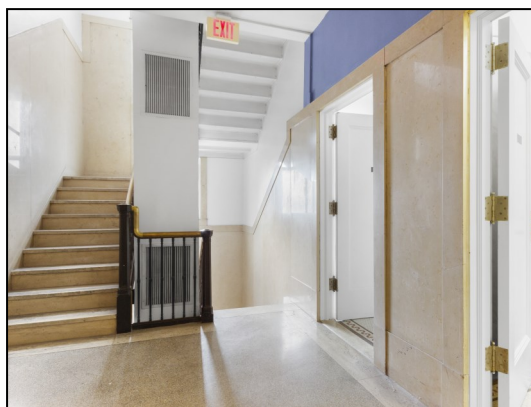
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**PROPERTY
HIGHLIGHTS**



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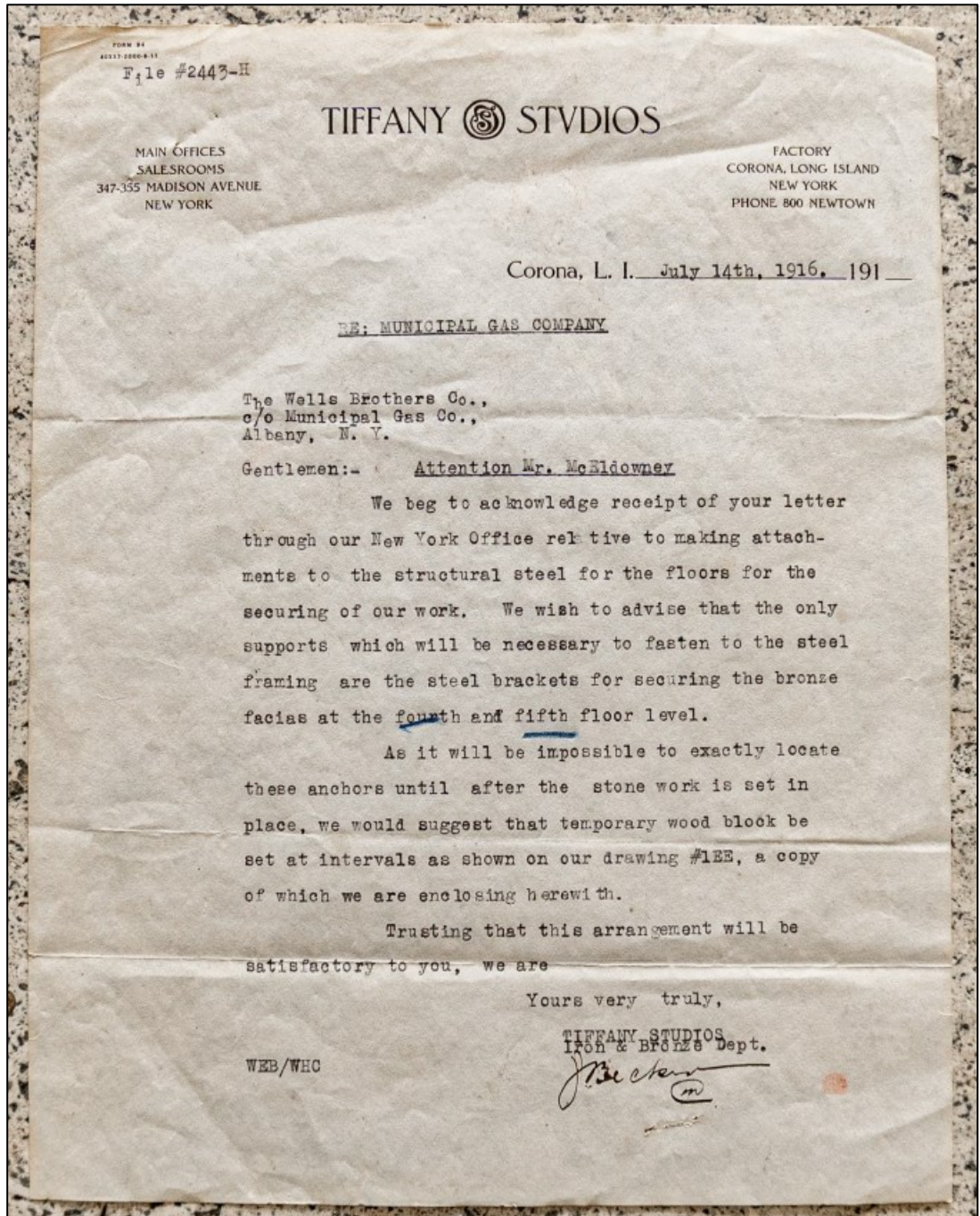
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TIFFANY DESIGN
LETTER



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PARKING



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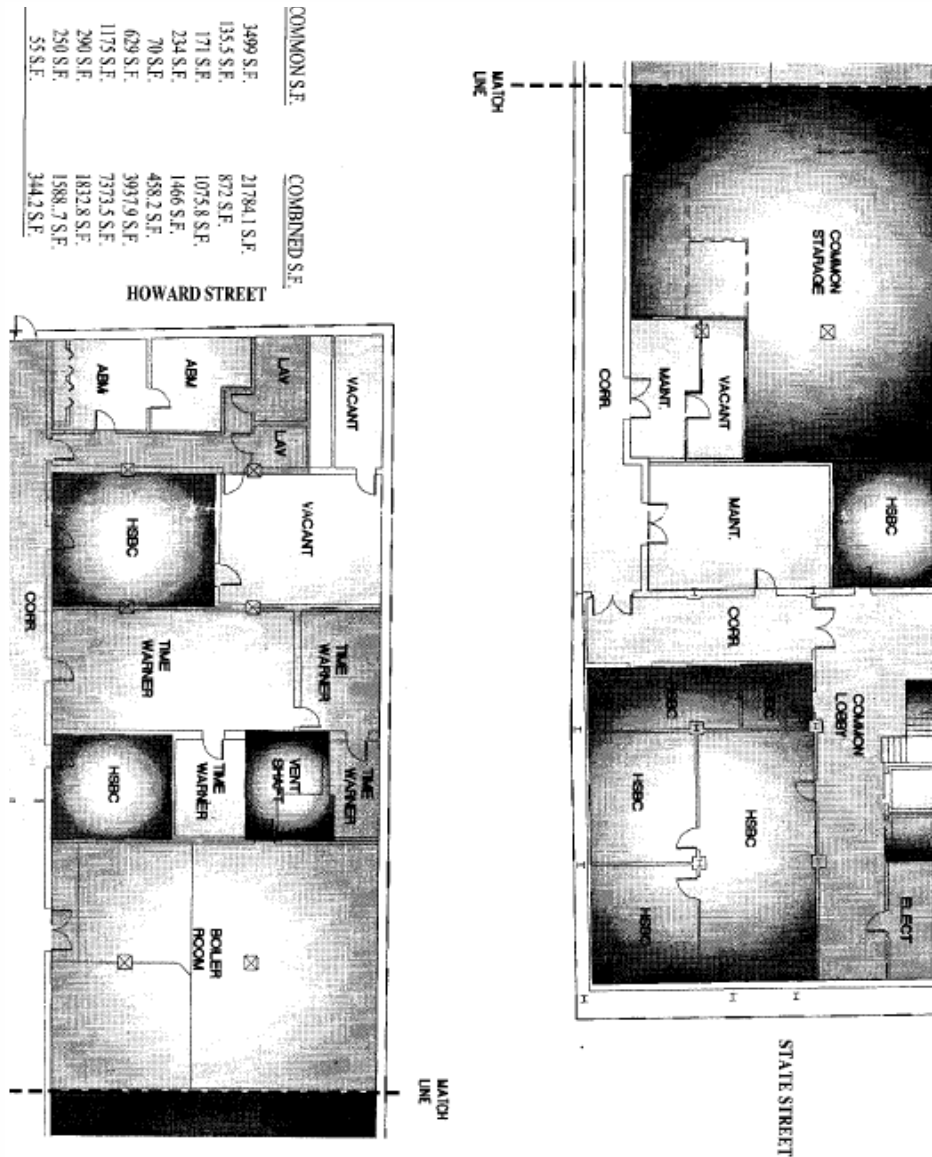
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**BASEMENT
FLOOR
PLAN**



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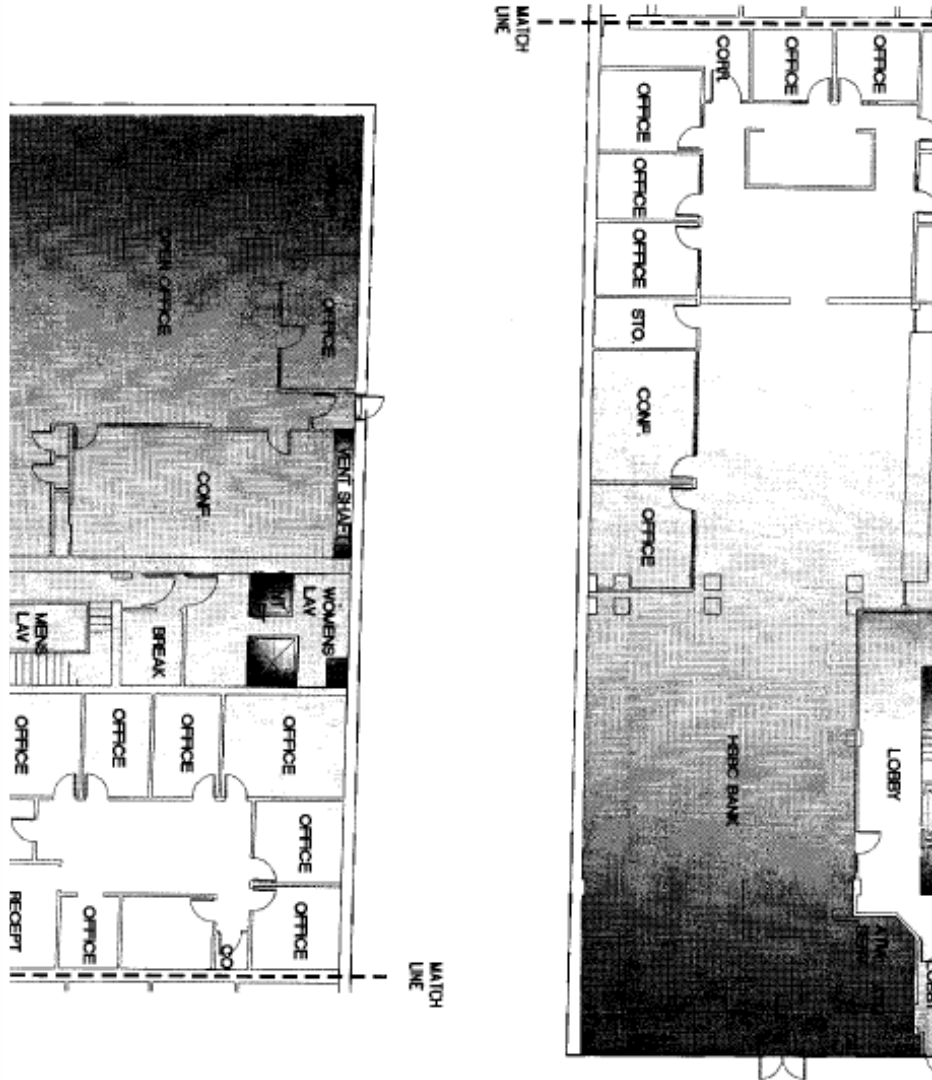
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FIRST
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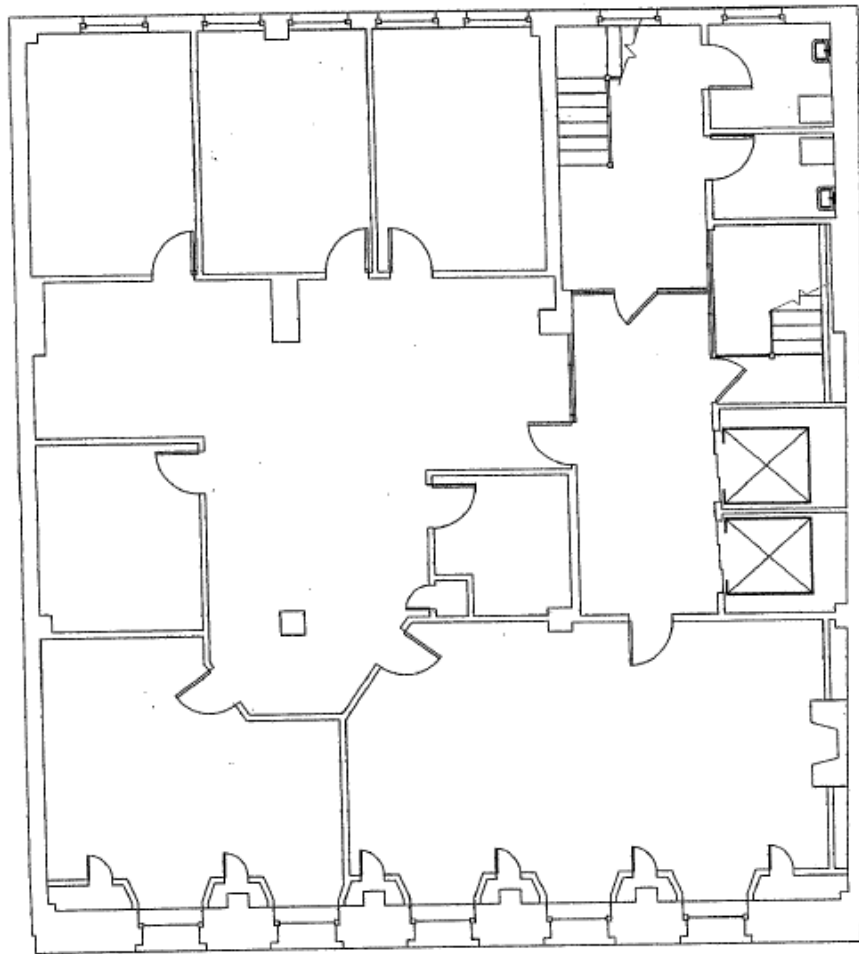
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126 STATE STREET

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SECOND
FLOOR
PLAN



126 STATE STREET, ALBANY, NY 2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 4/16/08

3797 R4F

CREATIVE ALBANY, LLC
ONE CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601

CONTACT: MARK PASTREICH
TEL: 845-454-1122
FAX: 845-454-5792

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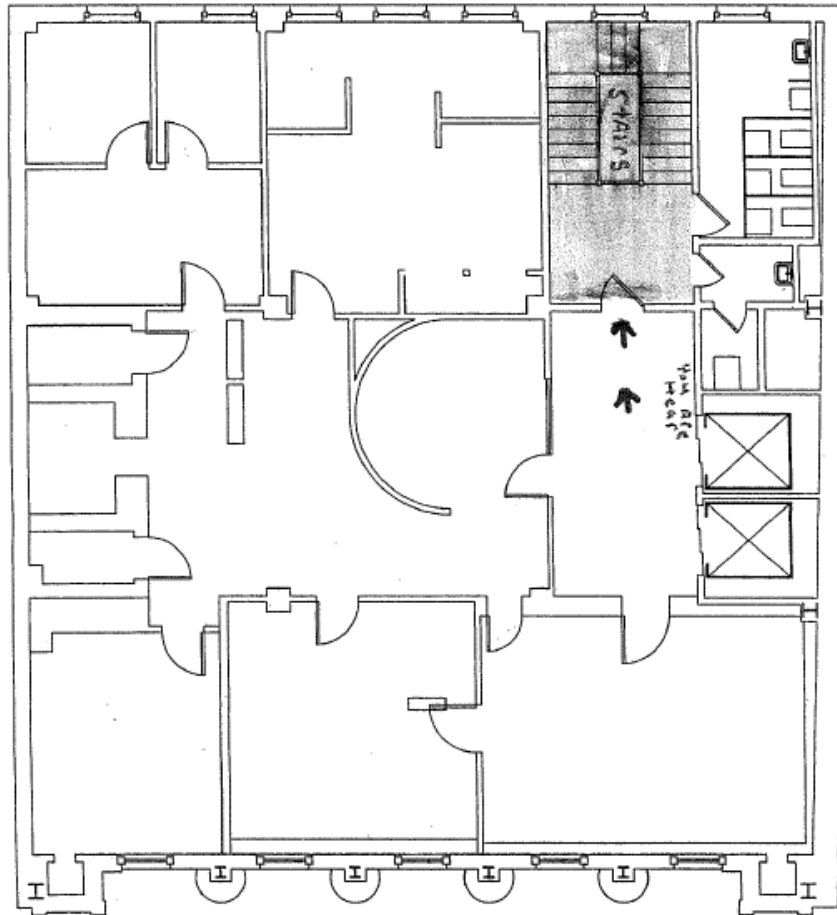
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126 STATE STREET

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THIRD
FLOOR
PLAN



126 STATE STREET, ALBANY, NY 3rd FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 4/16/08

3641 RSF

CREATIVE ALBANY, LLC CONTACT: MARK PASTREICH
ONE CIVIC CENTER PLAZA TEL: 845-454-1122
POUGHKEEPSIE, NY 12601 FAX: 845-454-5792

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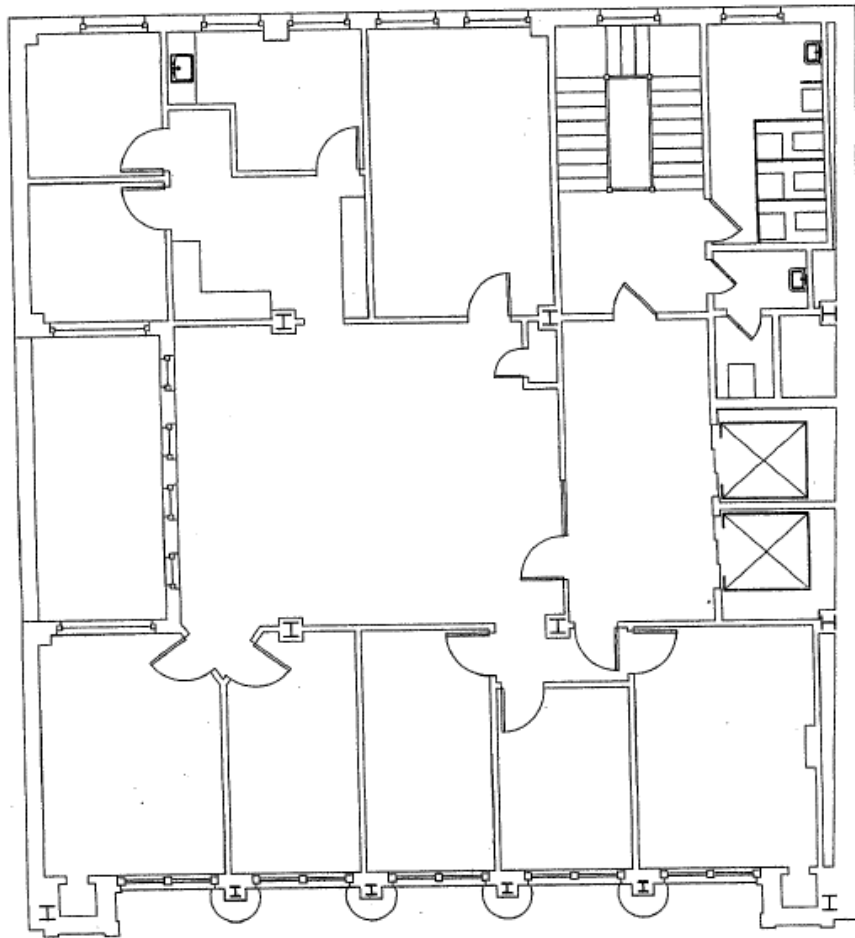
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FOURTH
FLOOR
PLAN



126 STATE STREET, ALBANY, NY 4th FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 4/16/08

3/6/41 RSP

CREATIVE ALBANY, LLC CONTACT: MARK PASTREK
ONE CIVIC CENTER PLAZA TEL: 845-454-1111
POUGHKEEPSIE, NY 12601 FAX: 845-454-5777

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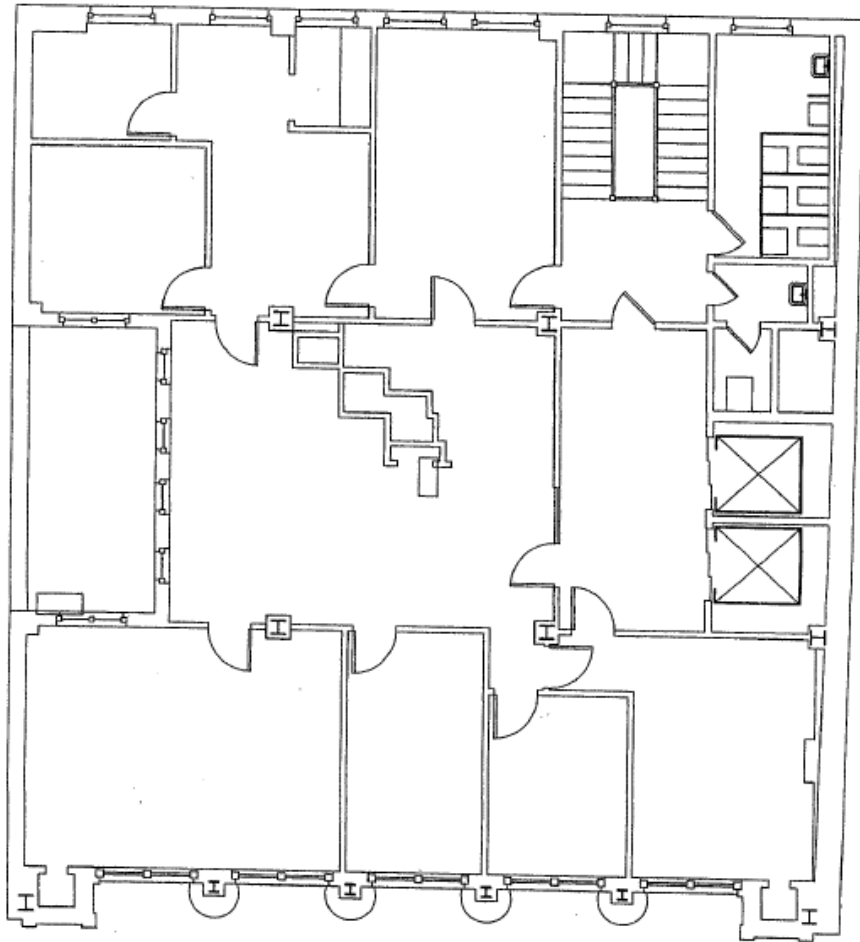
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126 STATE STREET

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FIFTH
FLOOR
PLAN



126 STATE STREET, ALBANY, NY 5th FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 4/16/08

3641.25F

CREATIVE ALBANY, LLC CONTACT: MARK PASTREICH
ONE CIVIC CENTER PLAZA TEL: 845-454-1122
POUGHKEEPSIE, NY 12601 FAX: 845-454-5792

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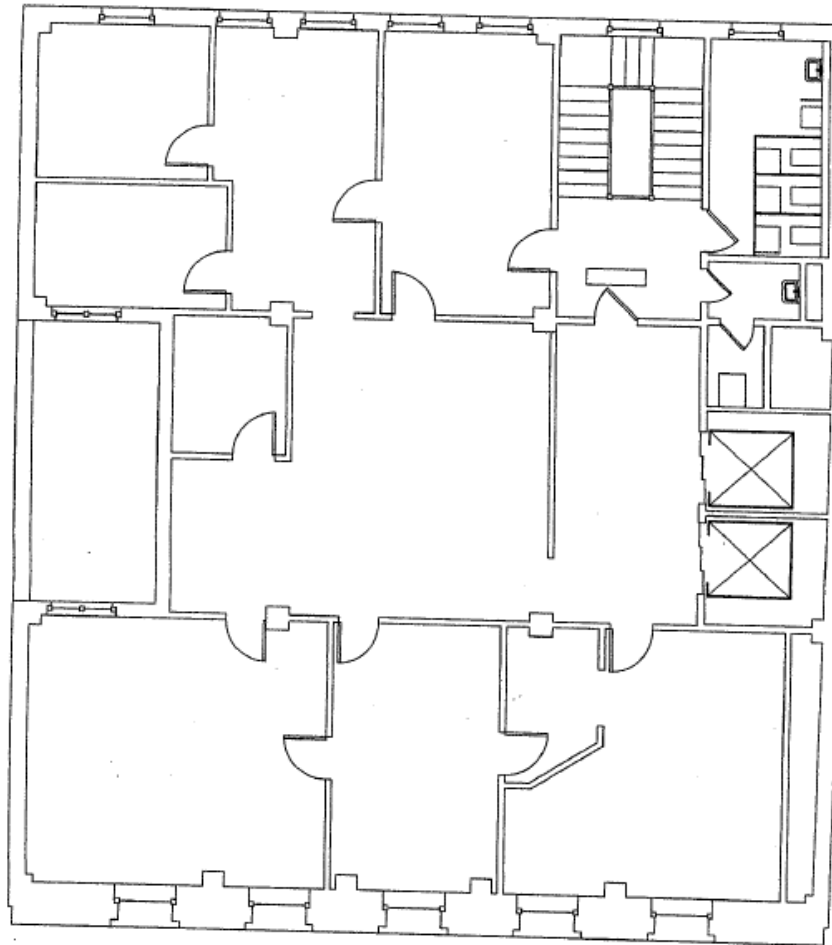
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SIXTH
FLOOR
PLAN



126 STATE STREET, ALBANY, NY 6th FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 4/16/08

3797 R54

CREATIVE ALBANY, LLC CONTACT: MARK PASTREICH
ONE CIVIC CENTER PLAZA TEL: 845-454-1122
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