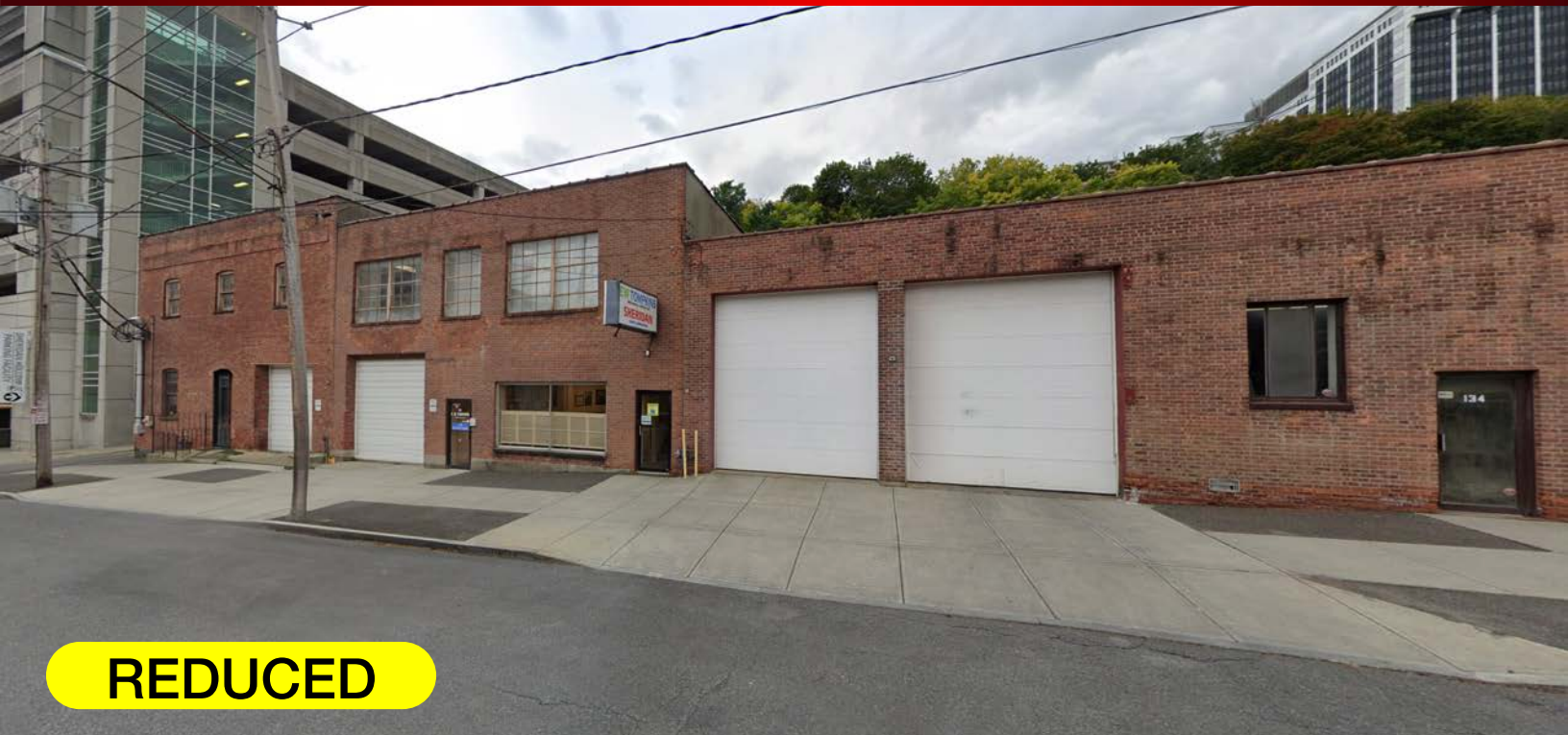


FOR SALE - Office / Flex Space

124, & 134 Sheridan Ave, Albany, NY 12210 | 2 Rd St, Albany, NY 12210



REDUCED

\$: 1,050,000

Size: 30,000 +/- SF

Property Highlights

- 124 Sheridan Ave: 21,600 +/- SF
- 134 Sheridan Ave: 8,500 +/- SF
- 2 Road Street: 10 Parking Spaces
- Warehouse Doors (x2): 12'h x 12'w
- Water/Sewer: Public
- Cooling: Central Air
- Heat: Forced Air, Natural Gas
- Electric: 3 Phase, 200 Amp
- Zoning: MU-CU
- Roof: Rubber
- Sprinkler System: Wet

Property Information

Investment sale. Service contractor office, shop, and warehouse across 3 tax parcels in Sheridan Hollow. The main building is 21,600 SF and the warehouse is 8,500 SF. Includes two internally connected buildings and a 10-car parking lot. Features 18' ceilings, two drive-in doors, and a wide internal dock at 134 Sheridan. Former longtime home of E.W. Tompkins Co., used for offices, storage, and shop space. Includes abundant office space on two levels and a short-term tenant at 124. Please contact listing agent for new rent roll and pro forma.

Cory Tyksinski | Principal Broker

o: 518 465 1400 Ext. 217

c: 518 857 8396

e: ctyksinski@naiplatform.com



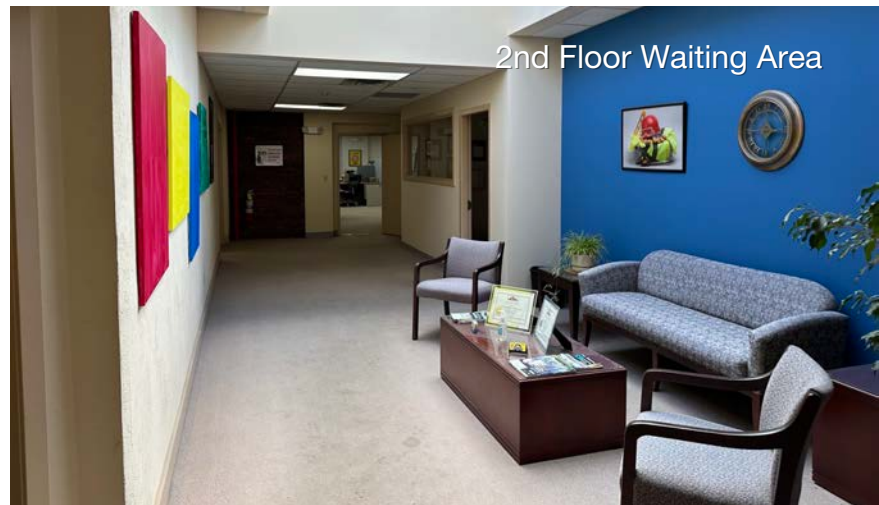
10-Car Parking Lot



2nd Floor Storage Area

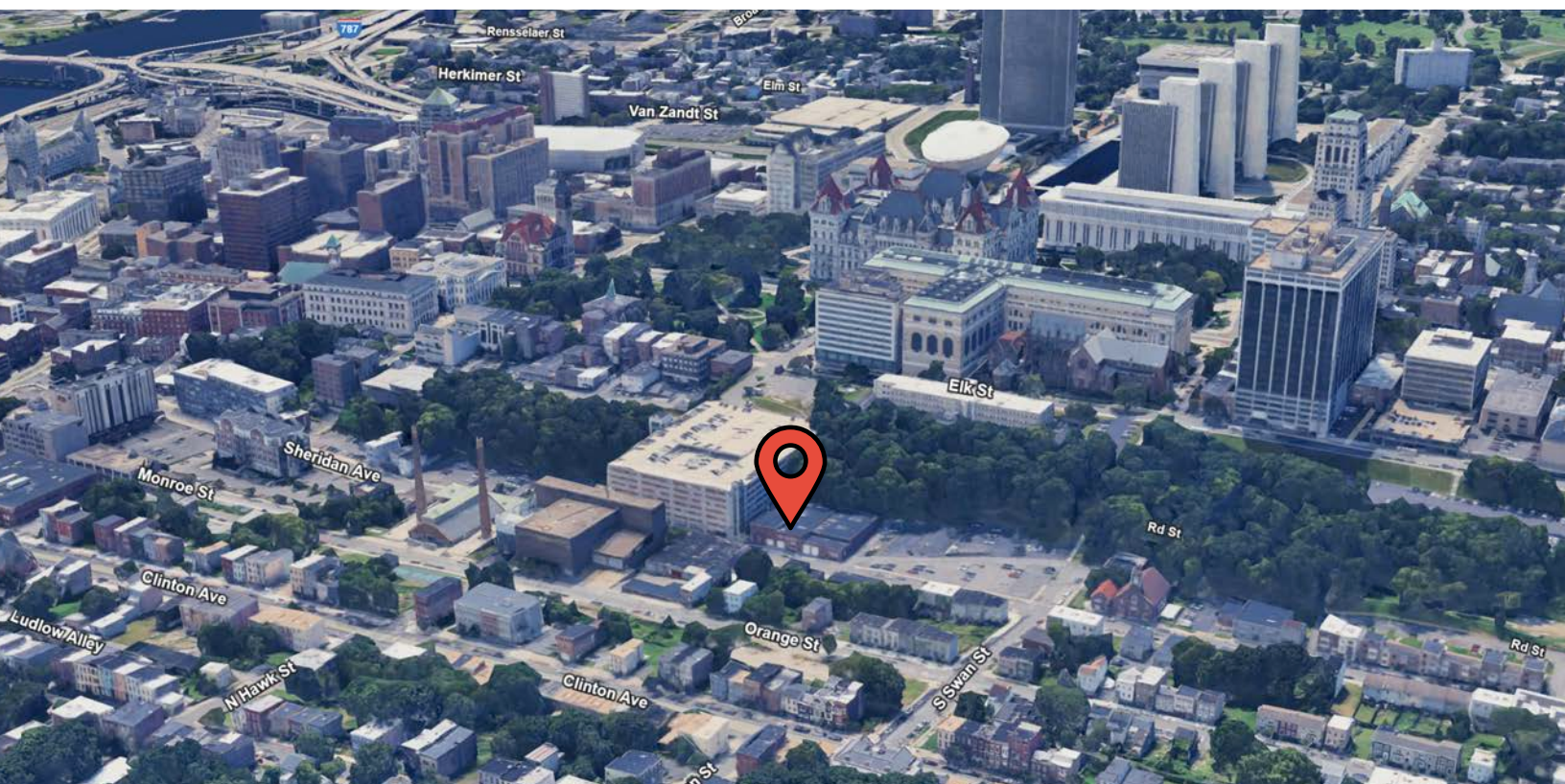


Main Counter Reception



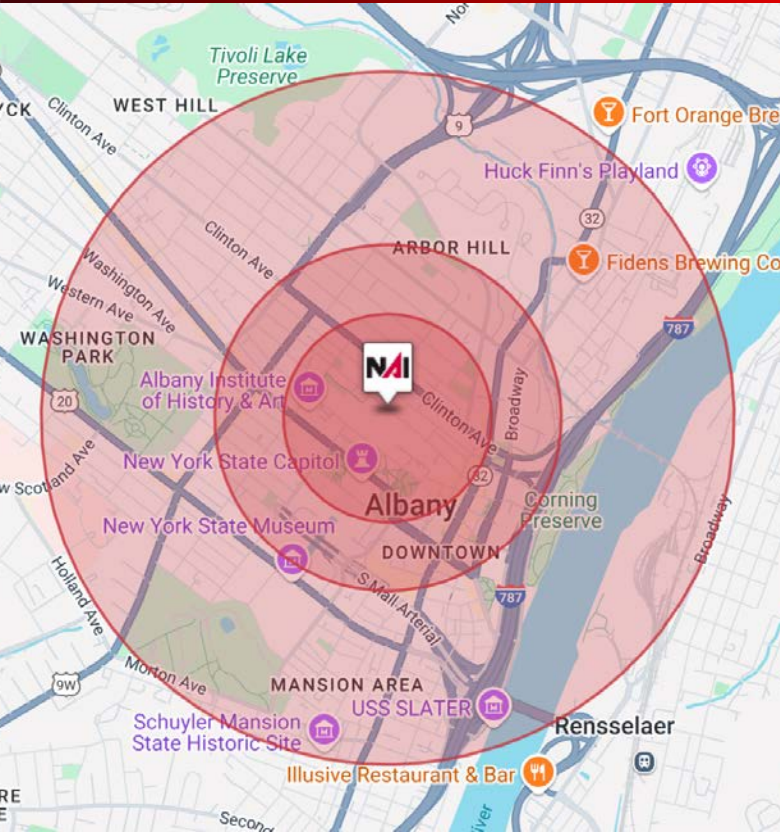
2nd Floor Waiting Area

Aerial



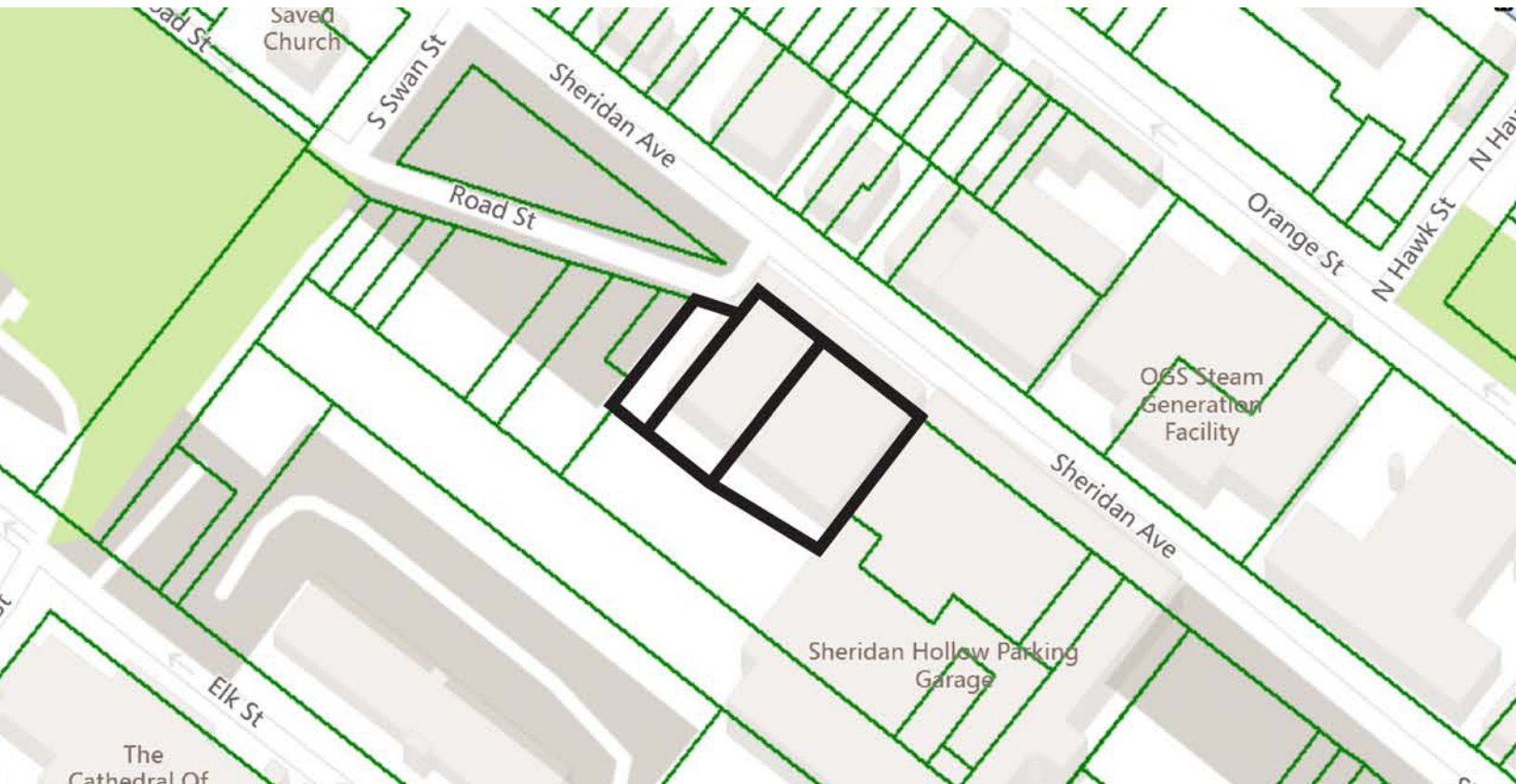
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Demographics



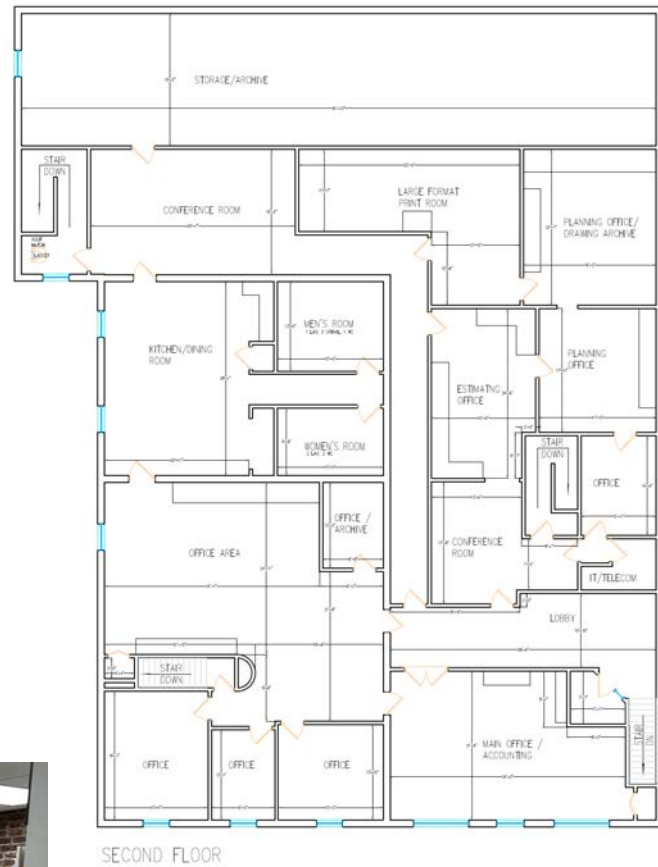
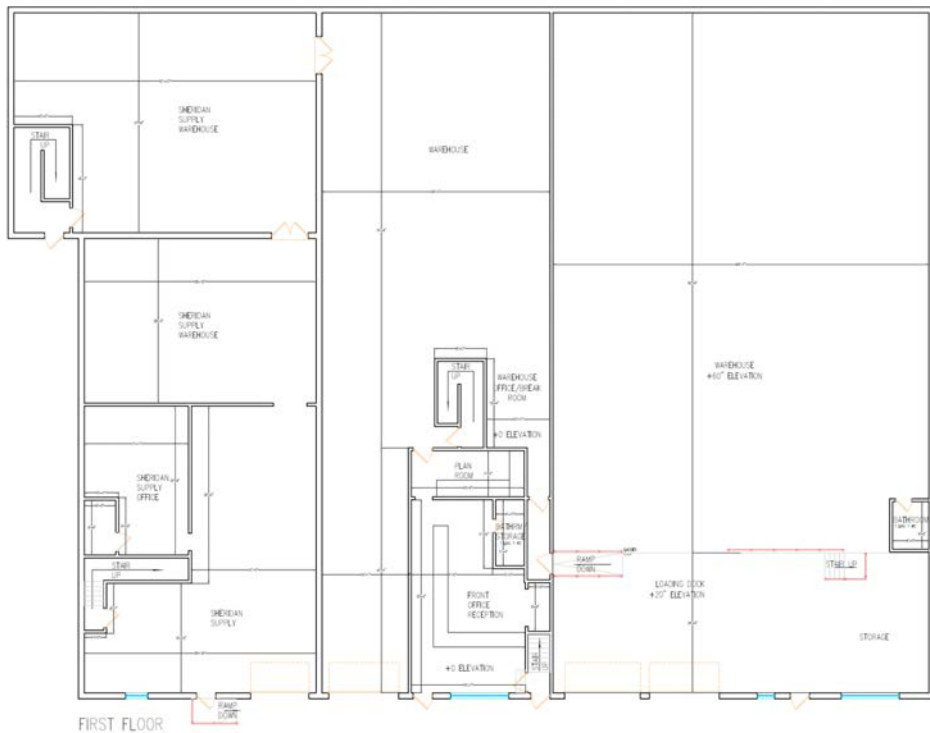
	0.3 Miles	0.5 Miles	1 Miles
Total households	1,401	4,320	13,011
Total population	2,658	7,988	26,099
Population white	32.8%	35.3%	34.1%
Population black	49.7%	46.6%	43.7%
Population hispanic	11.2%	11.6%	12.9%
Population asian	4.7%	4.2%	6.9%
Population pacific islander	0.0%	0.1%	0.1%
Population american indian	0.8%	0.6%	0.7%
Population other	4.0%	4.7%	5.6%
Persons per household	1.9	1.8	2
Average household income	\$83,956	\$73,644	\$65,777
Average house value	\$261,685	\$251,948	\$216,239
Average age	37	37	37
Average age male	37	37	37
Average age female	37	37	36

Parcel Tax Map



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Floor Plans



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