

SALE

417 Albany Avenue

KINGSTON, NY 12401

PRESENTED BY:

JOSEPH DEEGAN, CCIM

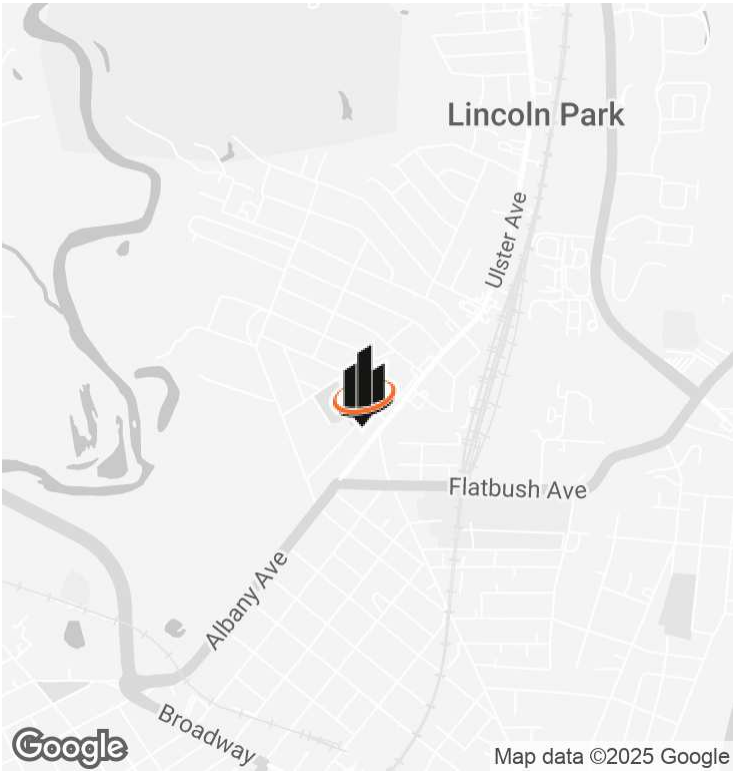
O: 845.339.9100 x14

joseph.deegan@svn.com

NY #10491205235



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$274,900
LOT SIZE:	0.11 Acres
BUILDING SIZE:	1,045 SF

PROPERTY DESCRIPTION

Opportunity to position your business or expand your portfolio in Kingston's dynamic Midtown corridor. This 1,000+ sq ft building offers an adaptable space suited to a variety of professional and commercial uses. The interior has a versatile layout that accommodates both private offices and open work areas. Large windows bring natural light in, and a small rear parking area adds convenience for employees and customers. Strategically located on Albany Avenue, the property benefits from steady visibility and easy access to Uptown Kingston as well as the NYS Thruway. Whether acquired for owner-occupancy or as part of a broader investment strategy, 417 Albany Ave presents a coveted opportunity.

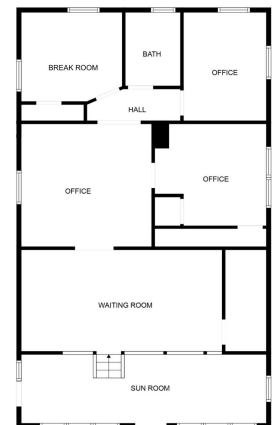
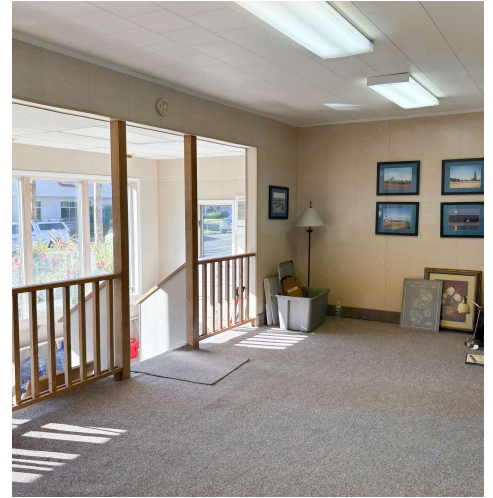
PROPERTY HIGHLIGHTS

- 1,000+ SF building
- Versatile, open layout
- On-Site Parking
- Strategic location in Midtown Kingston
- High visibility and steady traffic

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ADDITIONAL PHOTOS



*Floor plan is approximate

FLOOR PLAN CREATED BY CURSICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

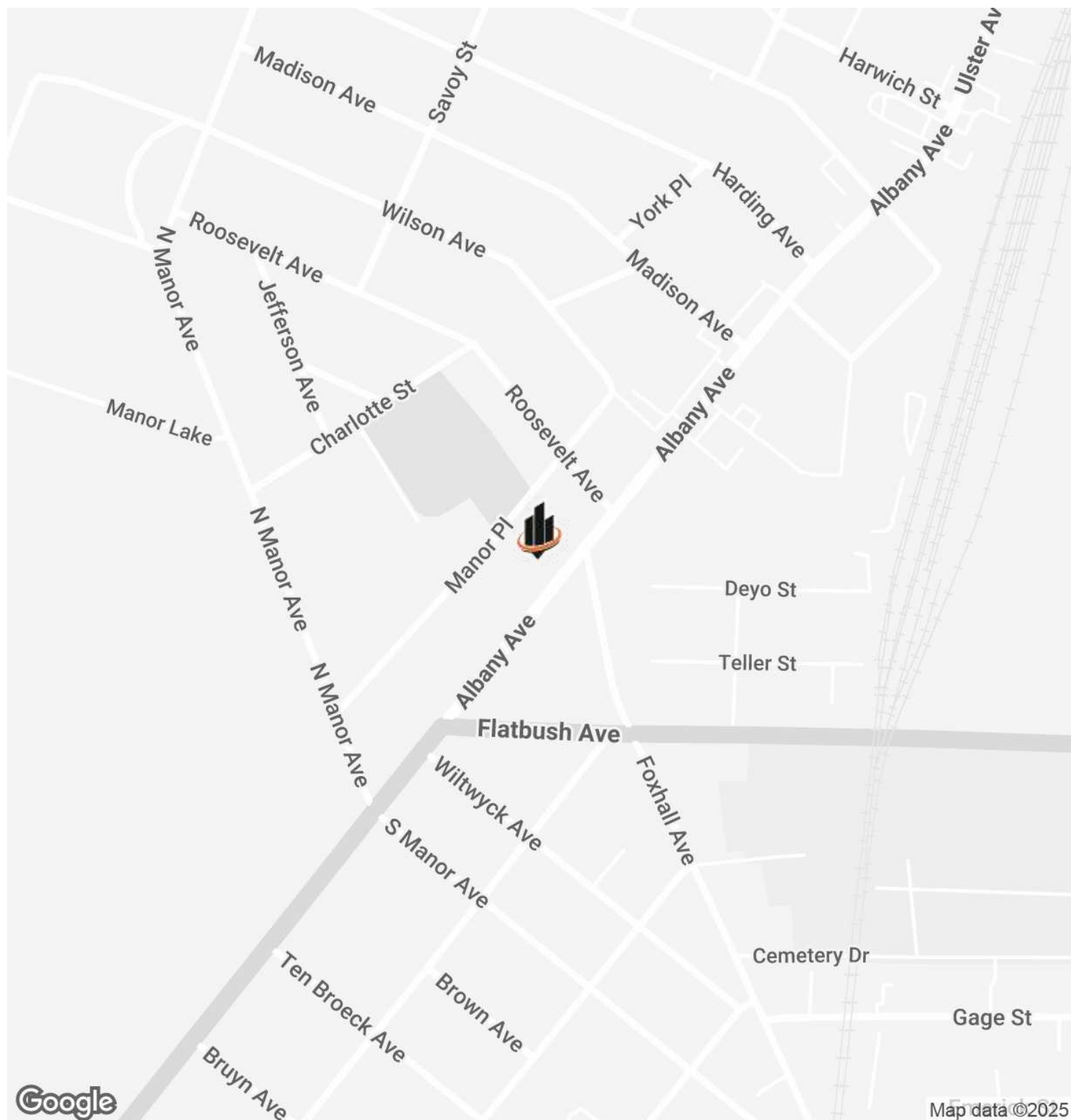
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LOCATION MAP



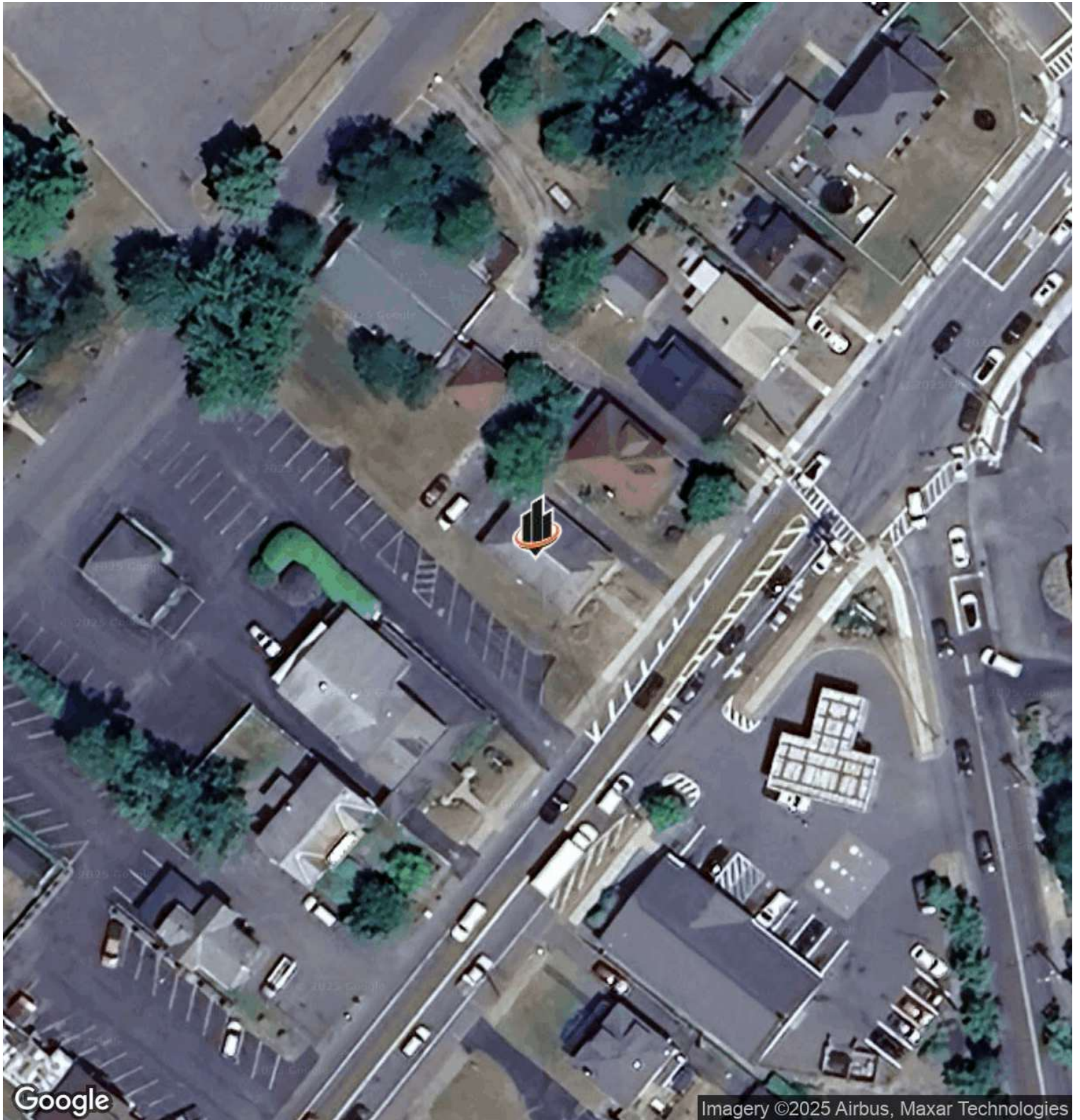
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AERIAL MAP



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ADVISOR BIO 1



JOSEPH DEEGAN, CCIM

Managing Director

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Direct: **845.339.9100 x14**

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PROFESSIONAL BACKGROUND

Before his affiliation with SVN International Corporation, Mr. Deegan founded and successfully operated Deegan-Sanglyn Commercial Real Estate, a full service commercial real estate advisory firm offering landlord & tenant representation, site selection, development, consulting and property management services.

Mr. Deegan has served in all offices of the Hudson Valley New York State Commercial Association of Realtors chapter as well as all offices of the Upstate NY CCIM (Certified Commercial Investment Member) Chapter for which he is currently serving as President. In addition he is a New York State approved instructor.

He has served locally on the Ulster County Development Corporation, Gateway Community Industries, Ulster County Chamber of Commerce, YMCA of Ulster County and the John A. Coleman Catholic High School Board of Directors.

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