



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

37 MAIDEN LANE
ALBANY, NY 12207



FOR SALE

8,624± SF

DOWNTOWN INVESTMENT OPPORTUNITY

EXCLUSIVE CONTACT

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FOR SALE

TURNKEY INVESTMENT PROPERTY

Property Highlights

- 4-Story Brick Building On One Of Albany's Oldest Streets
- Full Gut Renovation In 2020
- New Roof, Mechanicals And Elevator
- 6 Luxury Apartments With High End Finishes And In Unit Washer And Dryer
- Street Level Commercial Space With 5-year Lease In Place
- Turnkey Investment Property With Strong NOI

Demographic	1 Mile	3 Miles	5 Miles
Population	24,656	103,909	180,354
Households	13,056	47,457	77,413
Average H.H. Income	\$49,227	\$64,473	\$76,658
Daytime Employees	54,063	136,324	183,407
Source: ESRI			

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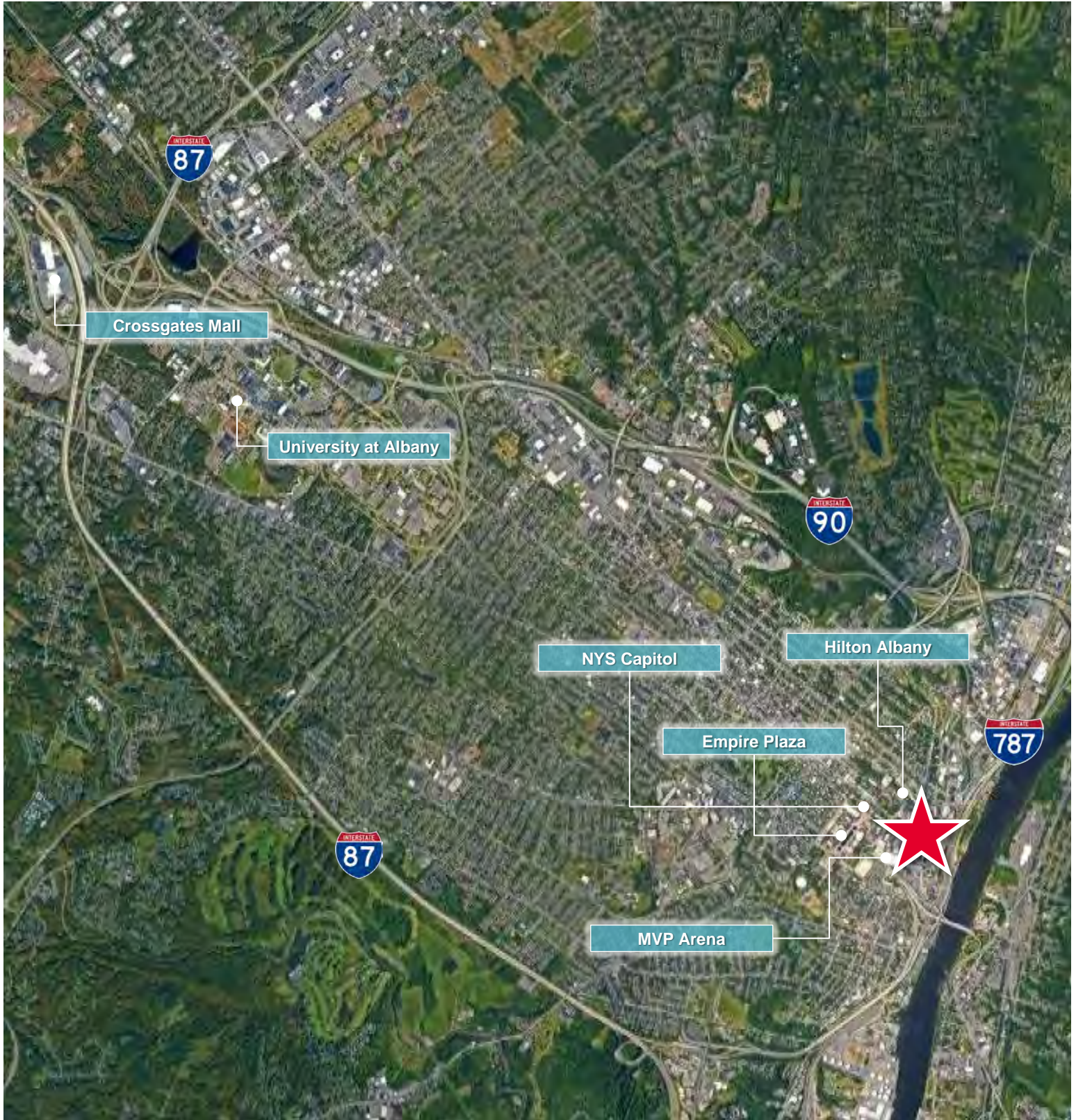


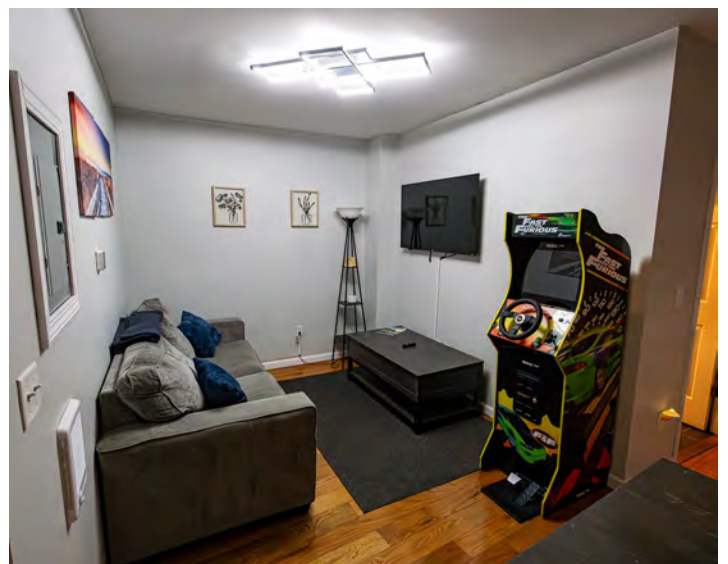
FOR SALE

RECENTLY RENOVATED

Property Highlights

Address	37 Maiden Lane, Albany NY, 12207	Ceiling Height	12'
Year Built	1890	Floors	4
Total Building SF	8,624± SF	Lighting	LED
Year Renovated	2020	HVAC	Forced Hot Air
Construction	Brick	Zoning	lorem ipsum
Land Area	0.05± acres	Units	6







**For additional information, please
contact:**



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