

34, 36, 44 EVERETT ROAD, ALBANY NY

Albany, NY 12205

FOR SALE | SPECIAL PURPOSE SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.98 Acres
Year Built:	1928
Building Size:	3,800 SF
Zoning:	N-COR
MLS#:	202400731
Traffic Count:	12,600

PROPERTY OVERVIEW

Opportunity to purchase approximately one (1) full acre currently occupied by auto repair and residential rental property. N-COR zoning with several permitted uses. Property has 360 feet of frontage on busy Everett Road corridor. Currently fully rented. Contact LBO for more info!

PROPERTY HIGHLIGHTS

- Approximately One (1) full acre.
- Busy corridor with 360 feet of frontage..
- N-COR zone with several permitted uses.
- Directly across from class A professional office park.
- Investment or conversion opportunities.

Steven Lerner

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Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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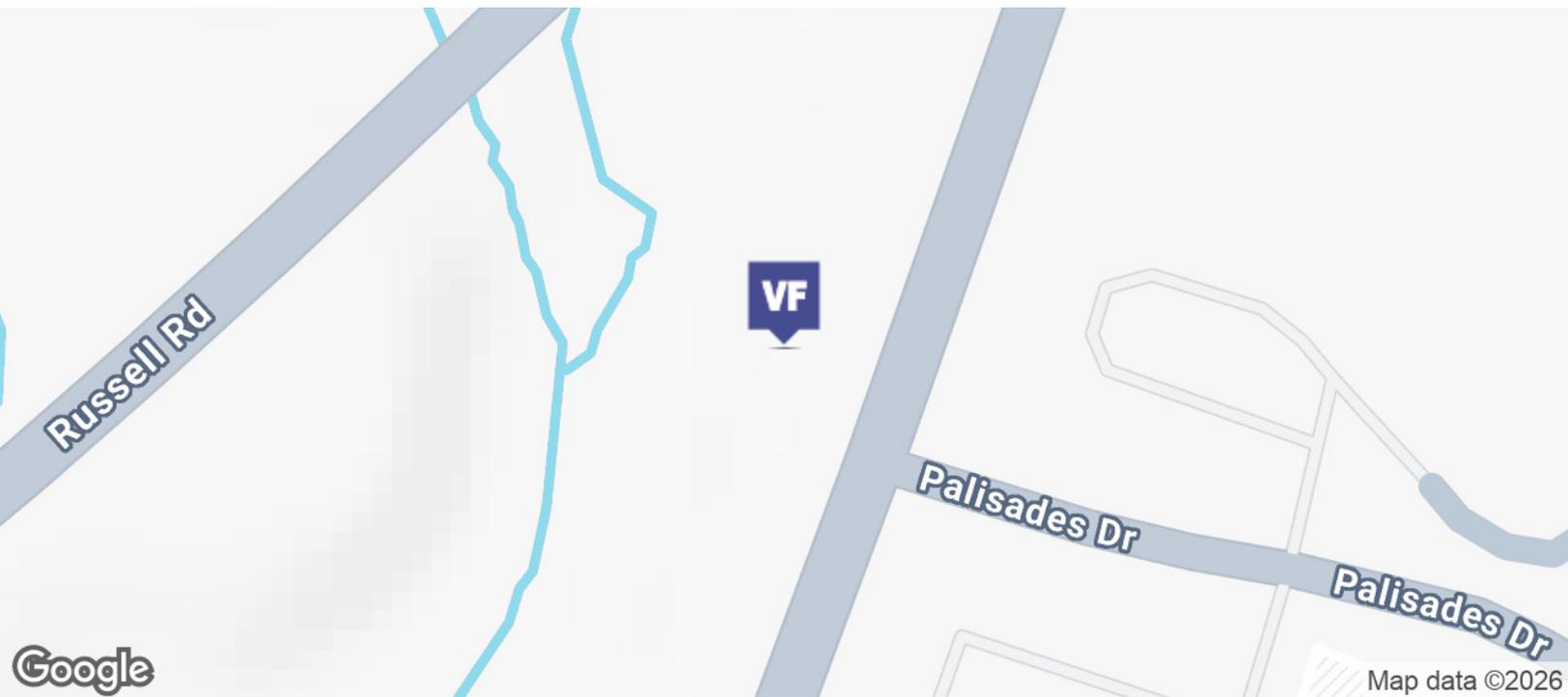
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LOCATION MAP



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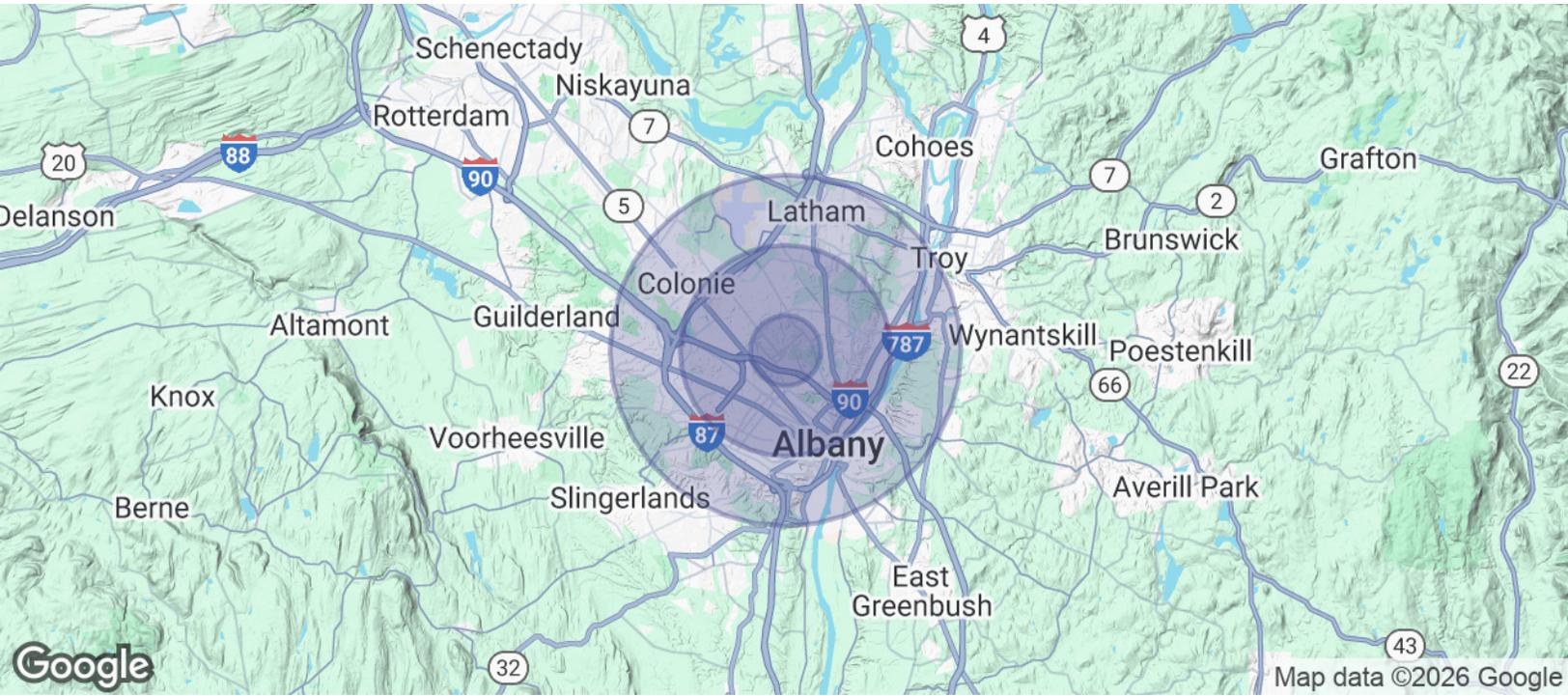
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,394	109,779	200,107
Average Age	45	38	40
Average Age (Male)	43	38	39
Average Age (Female)	46	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,739	44,742	84,459
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$122,328	\$95,466	\$96,991
Average House Value	\$333,257	\$299,808	\$293,707

Demographics data derived from AlphaMap

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