

FOR SALE — OFFICE BUILDING CONDOS

# 215 WASHINGTON AVE EXTENSION

ALBANY  
NEW YORK 12205



## PROPERTY DETAILS

### FEATURES

Offered for sale is a  $\pm 16,478$  SF two story building currently set up as (2) condominiums, which are being offered together but can be purchased separately.

### LOCATION

Washington Ave Ext. to Rapp Road, immediate right past the Fire/Police Station, building is on the left. Close to Crossgates Mall, UAlbany and College of Nanoscale Science and Engineering

### UTILITIES

Municipal water and sewer

### ZONING

Mixed-Use, Campus/Institutions

### PRICE

For Sale at: \$1,500,000



## CONTACT INFORMATION

### ANN MACAFFER, CCIM

Associate Broker  
+1 518 452 2700 x123  
Ann.MacAffer@cbre-albany.com

Preliminary

## ADDITIONAL INFORMATION

Tax ID#: 41.00-2-72.-101; 201

19 Assessment: \$857,400\*

Equalization Rate: 100%

19 General Tax: \$15,105.72\*

18/19 School Tax: \$24,111.18\*

Combined Tax: \$39,216.90\*

*\*Numbers are combined for two parcels*

- + Currently owner occupied with one floor available
- + Some second floor leases in place for income
- + From  $\pm 2,500$  SF up to 12,000 SF for lease
- +  $\pm 65$  Parking spaces
- + Excellent location for access to I-90 and I-87. Visibility on I-90
- + (1) Elevator
- + Signage can be installed facing the Thruway
- + Contact listing broker for income and expenses
- +  $\pm 1.4$  acre site

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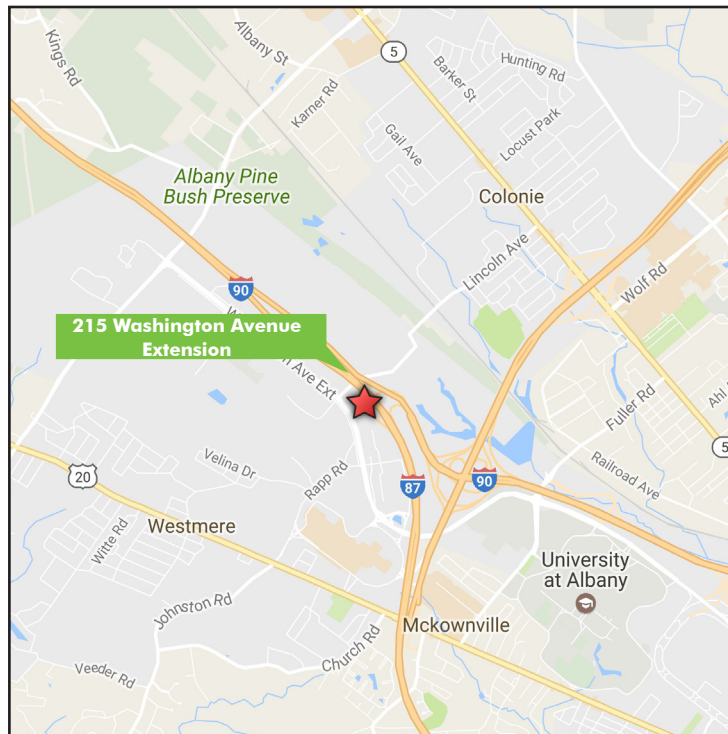
ALBANY, NY 12203



Photos



Location Map



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**210 WASHINGTON AVENUE EXTENSION, SUITE 201 | ALBANY, NY 12203**

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