



250 Western Ave — Mixed Use Building For Sale, Home of the Washington Tavern Bar/Restaurant + 2 Apartments + Private Parking + Great Location



PROPERTY DETAILS – Investor or Owner
User Opportunity

LIST PRICE

\$725,000 For Sale
\$19/SF + NN For Lease Bar/Restaurant

BUILDING

+/-5,000 SF, 3 Stories,

PARKING

26 Private Spaces

USE

MU-FM Mixed-Use, Form-Based Mid-Town



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LOCATION

Pine Hills Neighborhood, U Albany + College of St.
Rose Campus, Albany NY

PARCEL

010100 65.61-2-41 250 Western Ave
010100 65.61-2-60 455 Jay St Parking Lot
+/- 0.25 Acres

TAXES

\$3,996 Property
\$4,534 School

UTILITIES

Public Water, Public Sewer, Natural Gas

CONSTRUCTION

Wood Frame, Rubber Roof



Home of The Washington Tavern, Albany's Longest
Operating Bar

2 Income Producing Apartments

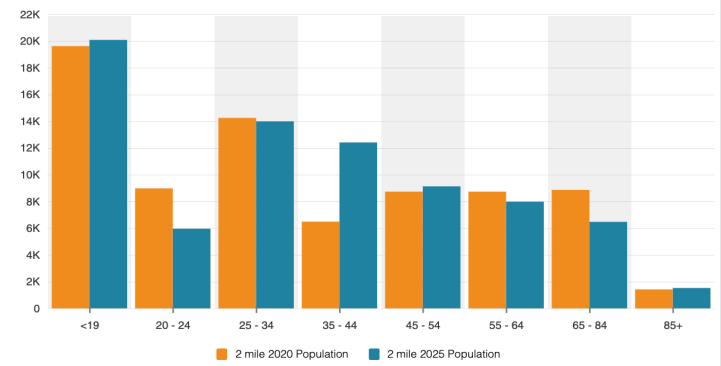
Parking Lot Producing Income or Bar Use

Opportunity for Investor or Owner-User

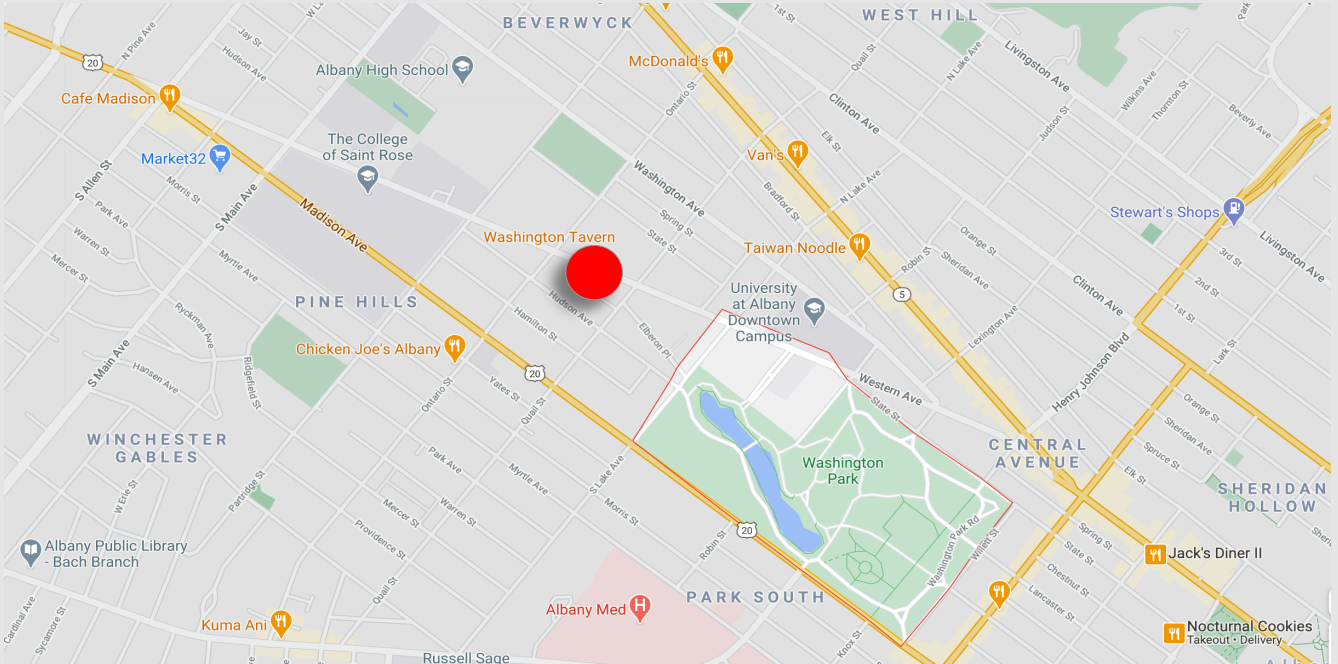
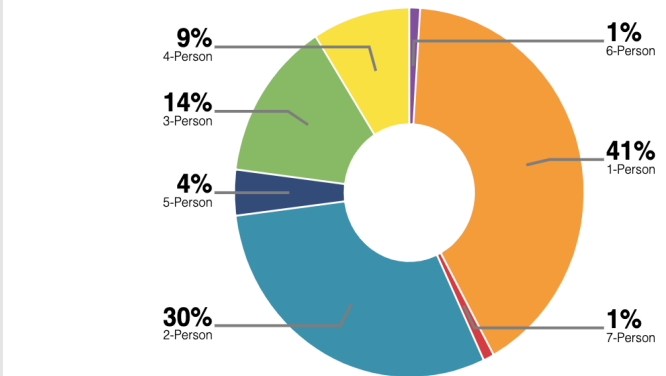
Colleges and Universities within 1 mile of the Washington Tavern, who's current and past attendees make up bar/tavern patronage include;

- University at Albany Downtown Campus
- Albany College of Pharmacy
- Albany Law School
- Albany Medical College
- The College of Saint Rose
- Maria College
- The Sage Colleges/Albany

Population By Age



Household Size



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