

FOR SALE

20 PARK STREET

ALBANY, NY 12207

site details

94,920 sf office building

0.59 acres

28 vehicle surface parking lot

four (4) stories + lower level

building and site ready for development

constructed in 1960
full gut rehab for NYS in 1998

forced air heating and cooling

combined real estate taxes
\$101,055.00

zoning CO-commercial office

municipal water and sewer

fully sprinklered

two (2) passenger elevators

loading dock



property highlights

INCREDIBLE REDEVELOPMENT OPPORTUNITY

[DIRECTLY ACROSS FROM THE NEW ALBANY CONVENTION CENTER SITE]

[CONNECTED TO THE TIMES UNION CENTER, NYS EMPIRE PLAZA AND FUTURE CONVENTION CENTER VIA A COVERED PEDESTRIAN WALK-WAY]

[ONLY STEPS FROM THE NYS CAPITOL BUILDING]

[IDEAL FOR HOTEL AND RESIDENTIAL CONVERSION]

FOR SALE @ \$2,490,000 (\$26.23/SF)

FOR MORE
INFORMATION
PLEASE CONTACT

Rudy R. Lynch, CCIM

Associate Broker

518.462.7491 x 207

Rudy@carrowrealestate.com



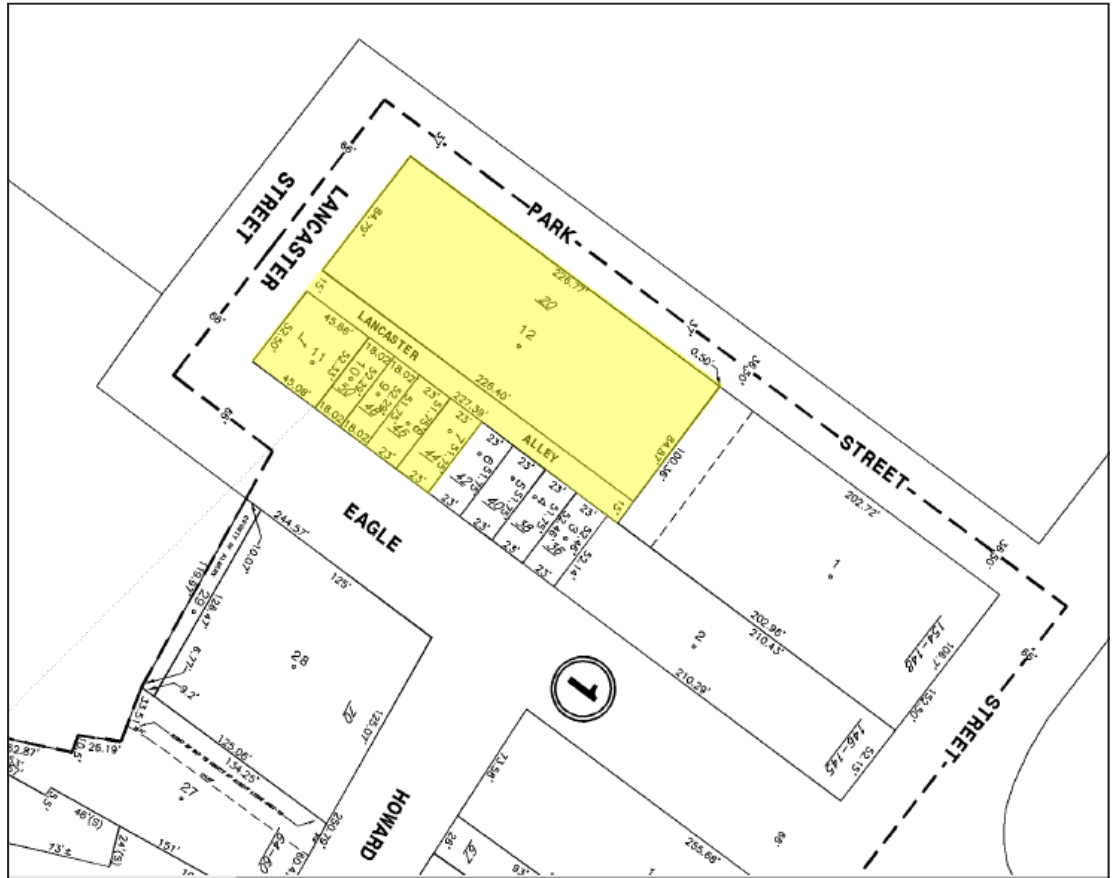
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TAX MAP



Parcel Breakdown

	land area	annual taxes
20 Park Street	0.44 acres	\$91,337.00
1 Lancaster Street	0.05 acres	\$3,318.00
50 Eagle Street	0.02 acres	\$1,405.00
48 Eagle Street	0.02 acres	\$1,405.00
46 Eagle Street	0.03 acres	\$1,797.00
44 Eagle Street	0.03 acres	\$1,797.00
Totals	0.59 acres	\$101,055.00

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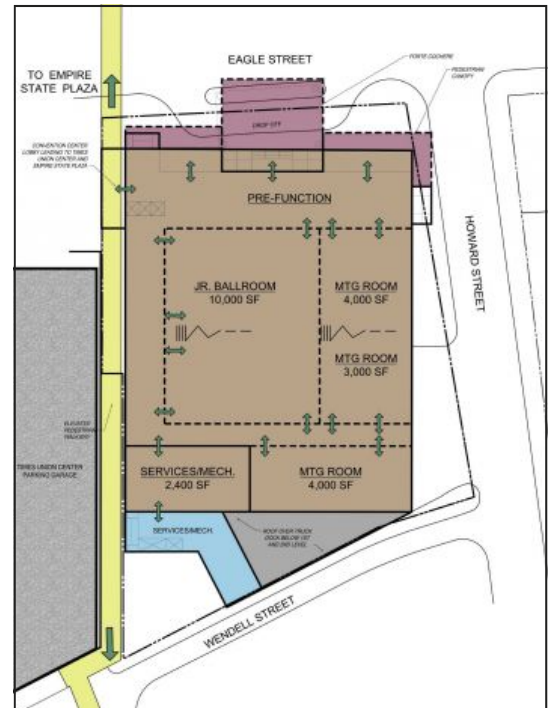
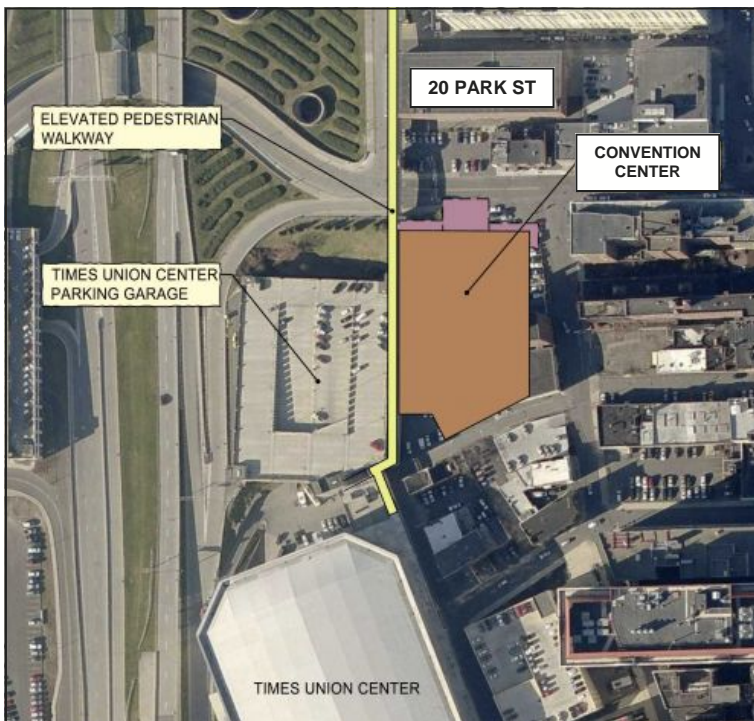
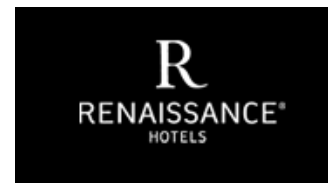
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LOCATION. LOCATION. LOCATION.

ACROSS FROM RECENTLY ANNOUNCED NEW HOTEL AND CONVENTION CENTER



Directly across from the recently announced \$48.5MM Marriot Renaissance Hotel redevelopment of the former Dewitt Clinton and the new site of the Albany Convention Center.



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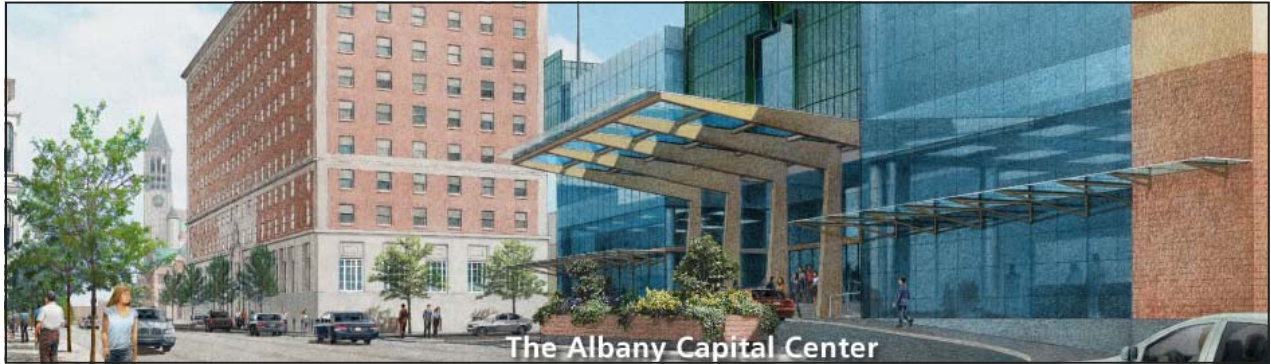
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[THE NEW ALBANY CONVENTION CENTER]



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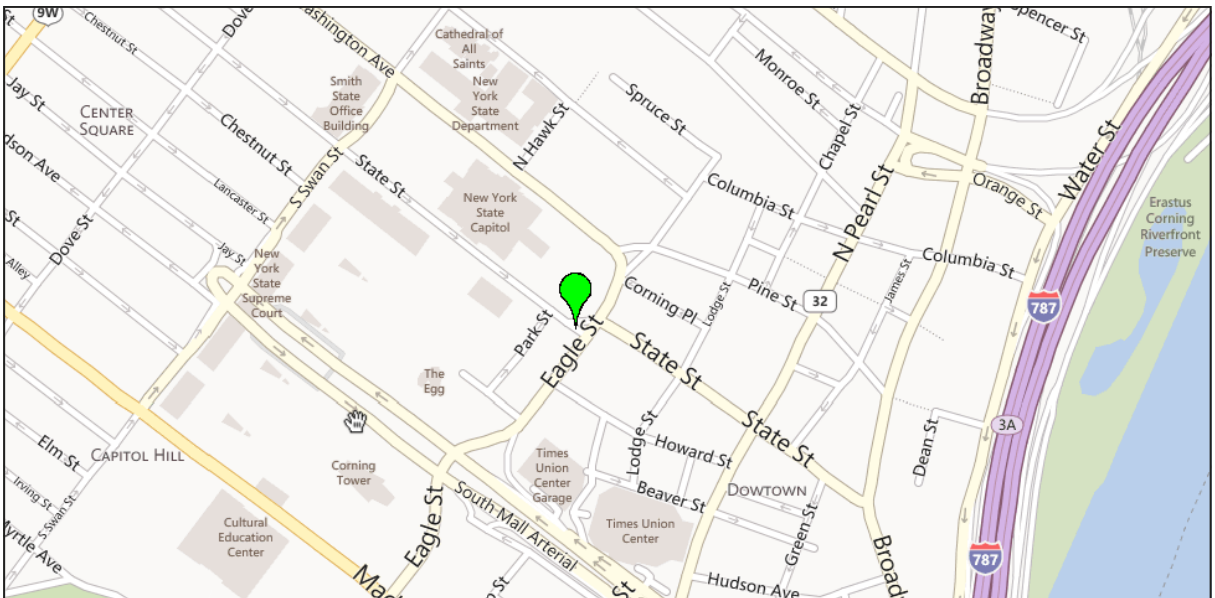
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LOCATION



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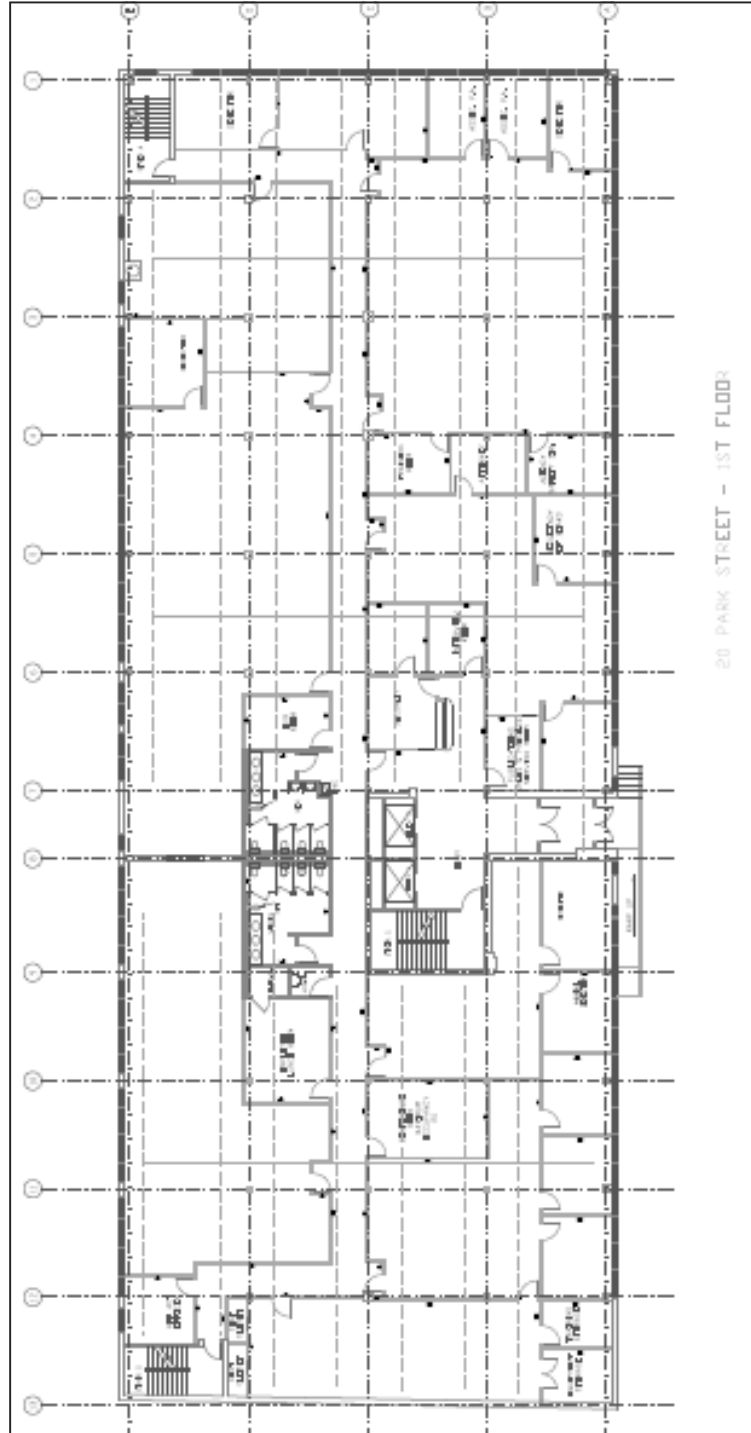
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**MAIN LEVEL
FLOOR PLAN**



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