

**FOR
SALE**

160-170 MYRTLE AVENUE ALBANY, NY

[CENTER SQUARE REDEVELOPMENT OPPORTUNITY]

site details

57,901 total sf

13,523 sf single-tenant
class b office building

44,378 sf class b industrial
warehouse building

+/- 1.30 acres

50+/- parking spaces

constructed in 1891

eligible for historic rehabilitation
tax credits

SBL#: 76.39-3-12
assessed value \$750,000
combined tax \$26,541.00

municipal water and sewer

zoning R2C

recent phase two environmental



**FOR MORE
INFORMATION
PLEASE CONTACT**

Rudy R. Lynch, CCIM
Associate Broker
518.462.7491 x 207
Rudy@carrowrealestate.com

Thomas A. Miller
Salesperson
518.462.7491 x 210
tmiller@carrowrealestate.com

asking price

FOR SALE @ \$849,000

\$14.66/ SF



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AERIAL VIEW



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Carrow Real Estate Services, LLC
99 Pine Street | Suite 102 | Albany, NY 12207
Phone 518.462.7491
Fax 518.455.8903
www.carrowrealestate.com



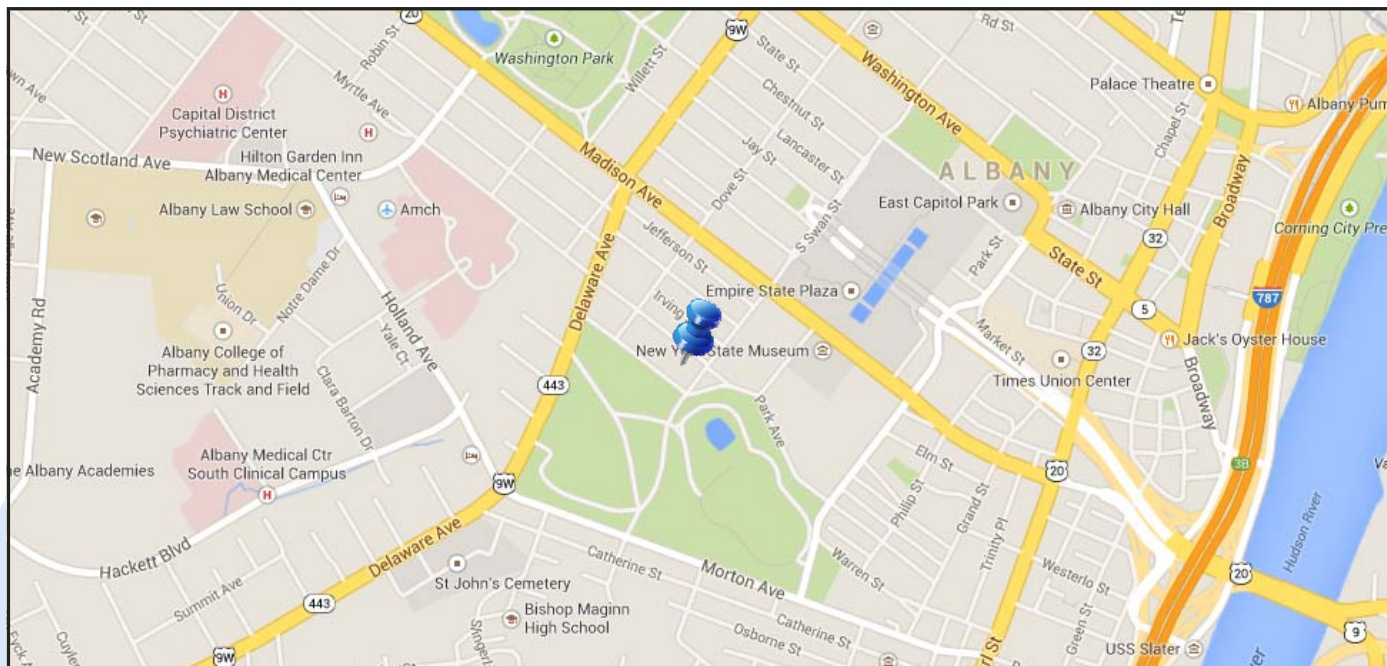
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FOR SALE

160-170 MYRTLE AVENUE ALBANY, NY

[location. location. location]



convenient downtown location

Short walk to grocery shopping at the nearby neighborhood Price Chopper

Seconds from entertainment on busy Lark Street

Convenient to Empire State Plaza, NYS Capitol, Albany Law School and Albany Med and numerous other employment and education destinations

Ample on-site covered and secured parking

Directly on bus route

Across from relaxing and picturesque Lincoln Park

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ALBANY, NY

[170 MYRTLE AVENUE]



building details

13,523 sf single-tenant
class b office building

4,507 sf floor plates

constructed in 1891

3 story building

originally built as a brewery
and stable

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ALBANY, NY

[160 MYRTLE AVENUE]



building details

44,378 sf class b industrial
warehouse building

(4) OH drive-in doors
12' w x 14' h

ceiling heights: 9' to 20'

1 story building

ideal for indoor secured parking

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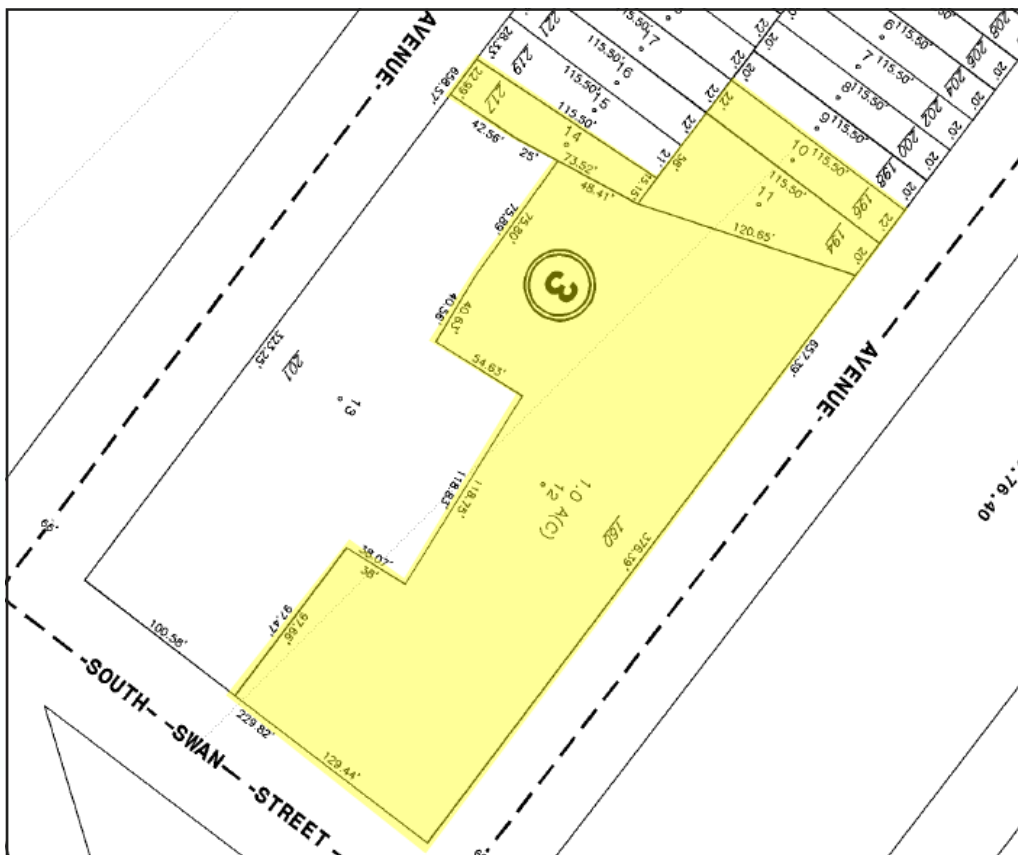
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TAX MAP



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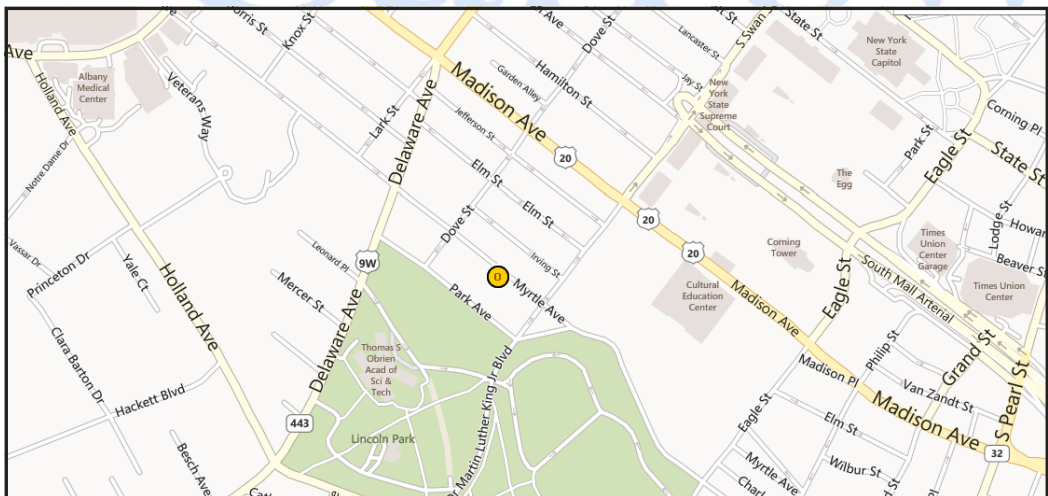
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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2013 Total Population:	104,985	176,337	383,303
2018 Population:	105,665	178,111	387,362
Pop Growth 2013-2018:	0.65%	1.01%	1.06%
Average Age:	36.30	37.80	38.80
Households			
2013 Total Households:	46,145	74,170	159,027
HH Growth 2013-2018:	0.62%	1.04%	1.10%
Median Household Inc:	\$43,096	\$53,988	\$58,646
Avg Household Size:	2.20	2.20	2.30
2013 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$175,779	\$201,804	\$204,901
Median Year Built:	1948	1954	1958

LOCATION



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