

**FOR  
SALE**

# 67 NORTH PEARL STREET

ALBANY, NEW YORK

## BUILDING



## FEATURES

### **56,310 SF Office Building in the Heart of Downtown Albany**

222' Frontage on North Pearl Street

18,770 SF Floor Plates

(2) Passenger (2) Freight Elevators

(3) Stories

Great Redevelopment or Owner-User Opportunity

Ample Parking

Easy Access to I-90 & I-787

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**

VP, Brokerage Services

(518) 337-3705

Rudy@carrowrealestate.com

**AVAILABLE FOR SALE**

**\$989,000 (\$17.56/SF)**



Adding Value Through Professional Real Estate Services

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**PHOTO  
GALLERY**



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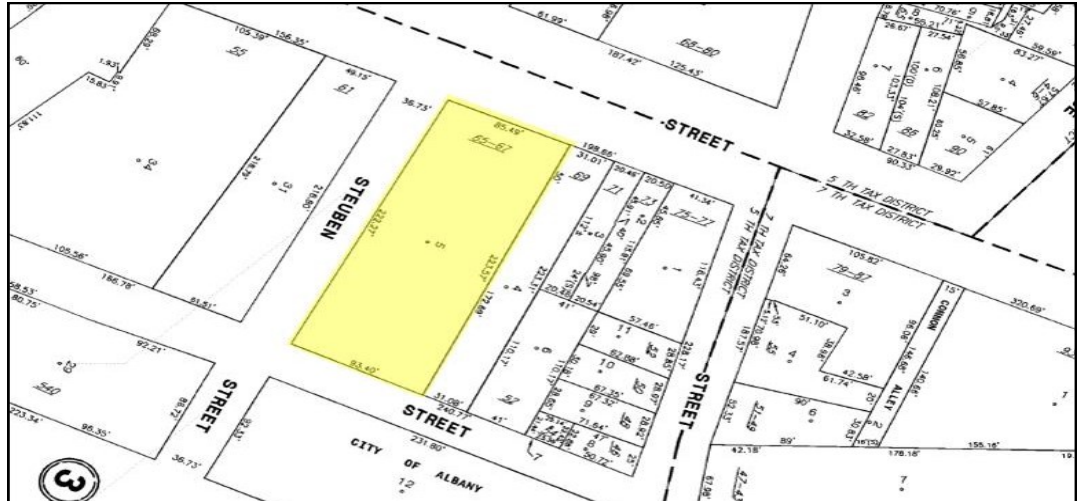
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**TAX  
MAP**



## DEMOGRAPHICS

| Population             | 3 Mile           | 5 Mile           | 10 Mile          |
|------------------------|------------------|------------------|------------------|
| 2012 Total Population: | <b>101,419</b>   | <b>177,071</b>   | <b>382,821</b>   |
| Pop Growth 2012-2017:  | <b>0.00%</b>     | <b>0.10%</b>     | <b>0.60%</b>     |
| Per Capita Income:     | <b>\$26,330</b>  | <b>\$30,725</b>  | <b>\$31,619</b>  |
| Average Age:           | <b>36.10</b>     | <b>37.90</b>     | <b>39.00</b>     |
| Households             |                  |                  |                  |
| 2012 Total Households: | <b>44,209</b>    | <b>73,023</b>    | <b>158,594</b>   |
| HH Growth 2012-2017:   | <b>0.80%</b>     | <b>0.80%</b>     | <b>1.50%</b>     |
| Median Household Inc:  | <b>\$39,737</b>  | <b>\$49,764</b>  | <b>\$53,821</b>  |
| Avg Household Size:    | <b>2.19</b>      | <b>2.23</b>      | <b>2.27</b>      |
| Housing                |                  |                  |                  |
| Median Home Value:     | <b>\$179,918</b> | <b>\$189,897</b> | <b>\$180,373</b> |
| Median Year Built:     | <b>1940</b>      | <b>1948</b>      | <b>1954</b>      |

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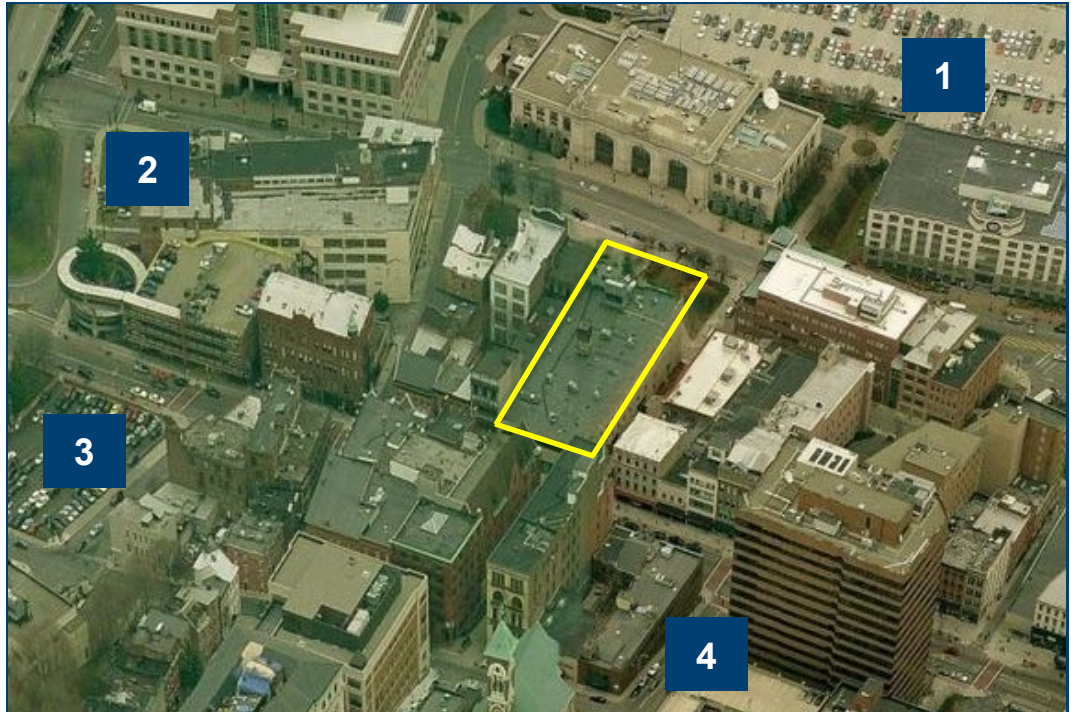
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**PARKING  
OPTIONS**



- 1) The Riverfront Parking Garage
- 2) The Broadway Surface Parking Lot
- 3) The Sheraton Surface Parking Lot
- 4) The Hilton Parking Garage

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