

**FOR
SALE**

166 WASHINGTON AVENUE

ALBANY, NEW YORK

PRICE REDUCED

BUILDING



Retail, Office & Residential Space

Below Market Rents—Upside Potential

Central Business District

Private Parking Lot

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Thomas A Miller
Vice President, Business Development
Associate Broker
(518) 462-7491
Tommy@CarrowRealEstate.com

FOR SALE @

\$495,000.00



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
Readers are advised to investigate and verify same prior to entering into a transaction.

FOR
SALE

166 WASHINGTON AVENUE

ALBANY, NEW YORK

BUILDING SPECIFICATIONS

- 3 Residential Units
- Large 1st Floor Retail Space
- Office Space
- 4,588 Total Square Feet
- .05 Acres
- Built 1859
- Three Story Concrete Block Masonry
- Private Fenced Parking Lot
- Municipal Water & Sewer
- Natural Gas Hot Water for Heat
- Central Air for Cooling
- Natural Gas Hot Water
- 10' Ceiling Heights
- Hardwood Floors
- Albany School District
- Minutes to Local Shops and Eateries

LOCATION DESCRIPTION

- Located in the Heart of Downtown Albany
- Central Business District
- Located on the CDTA Bus Route
- 10 Minutes to the Amtrak Train Station
- 20 Minutes to the Albany International Airport

FOR MORE
INFORMATION
PLEASE
CONTACT

Thomas A Miller
Vice President, Business Development
Associate Broker
(518) 462-7491
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
Readers are advised to investigate and verify same prior to entering into a transaction.

FOR
SALE

166 WASHINGTON AVENUE

ALBANY, NEW YORK

FINANCIAL
SUMMARY

INCOME		
RENTAL INCOME	\$	59,400.00
PARKING LOT INCOME	\$	15,840.00
TOTAL ANNUAL INCOME	\$	75,240.00

EXPENSES		
PROPERTY TAX	\$	2,957.50
SCHOOL TAX	\$	6,153.39
INSURANCE	\$	1,347.95
WATER		614.10
UTILITIES: GAS & ELECTRIC	\$	3,949.13
REPAIRS AND MAINTENANCE	\$	402.52
SECURITY MONITORING	\$	259.20
SNOW REMOVAL	\$	1,080.00
TOTAL ANNUAL EXPENSES	\$	16,763.79

NET OPERATING INCOME	\$	58,476.21
-----------------------------	-----------	------------------

FOR MORE
INFORMATION
PLEASE
CONTACT

Thomas A Miller
Vice President, Business Development
Associate Broker
(518) 462-7491
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

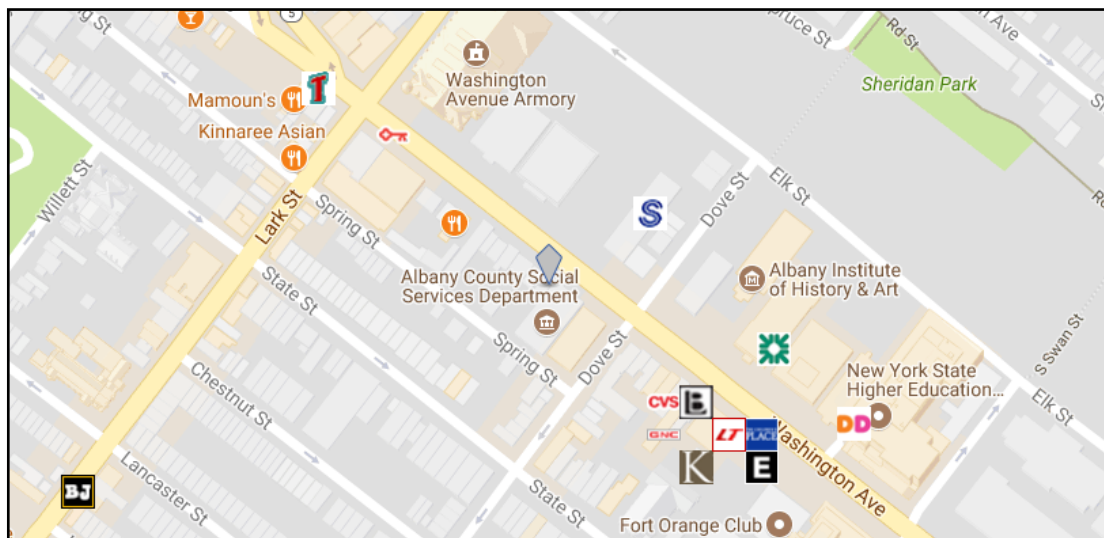
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
Readers are advised to investigate and verify same prior to entering into a transaction.

FOR
SALE

166 WASHINGTON AVENUE

ALBANY, NEW YORK

MAP



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	32,291	106,831	183,801
2022 Population:	32,468	107,763	186,160
Pop Growth 2017-2022:	0.55%	0.87%	1.28%
Average Age:	33.70	36.70	37.90
Households			
2017 Total Households:	14,822	46,923	76,501
HH Growth 2017-2022:	0.64%	0.87%	1.34%
Median Household Inc:	\$28,019	\$42,879	\$54,233
Avg Household Size:	2.10	2.20	2.20
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$142,226	\$169,331	\$194,380
Median Year Built:	1946	1948	1953

FOR MORE
INFORMATION
PLEASE
CONTACT

Thomas A Miller
Vice President, Business Development
Associate Broker
(518) 462-7491
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

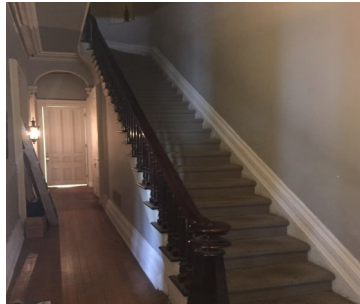
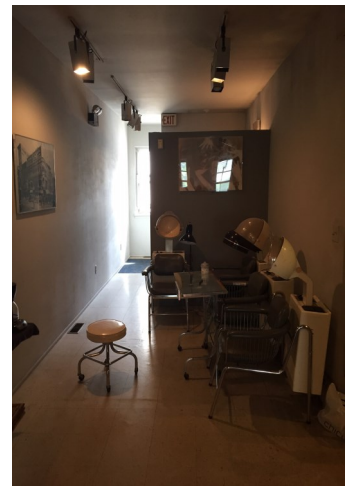
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

FOR
SALE

166 WASHINGTON AVENUE

ALBANY, NEW YORK

PHOTOS



FOR MORE
INFORMATION
PLEASE
CONTACT

Thomas A Miller
Vice President, Business Development
Associate Broker
(518) 462-7491
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.