

FOR SALE

760 BROADWAY ALBANY, NY



site details

sale price	\$1,100,000
acreage	1.40 acres
traffic count	9,400 AADT
zoning	C-3 Central Business District
frontage	417 feet
2012 taxes	\$18,578.31

property highlights

- [incredible development opportunity]
- [frontage on Broadway, N Pearl and Livingston]
- [signalized intersection]
- [across from proposed residential development]
- [immediately off ramp to NYS I-787 & I-90]

demographics

	1 mile	3 mile	5 mile
population	21,501	102,588	178,384
average household income	\$55,218	\$67,168	\$77,163
median age	31.6	32.2	34.4
total businesses	2,073	6,024	10,017
total employees	52,821	98,444	134,606

FOR MORE
INFORMATION
PLEASE CONTACT

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

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

CIREB MLS #201301046



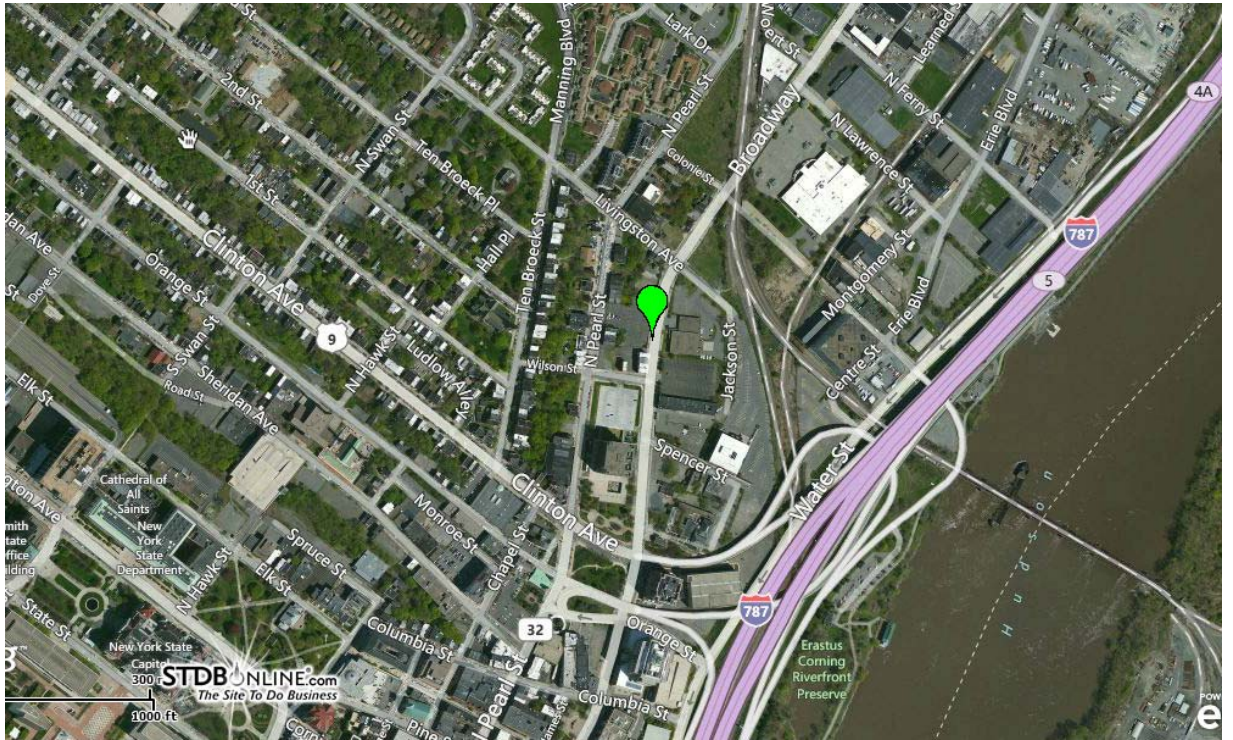
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

[adding value through professional real estate services]

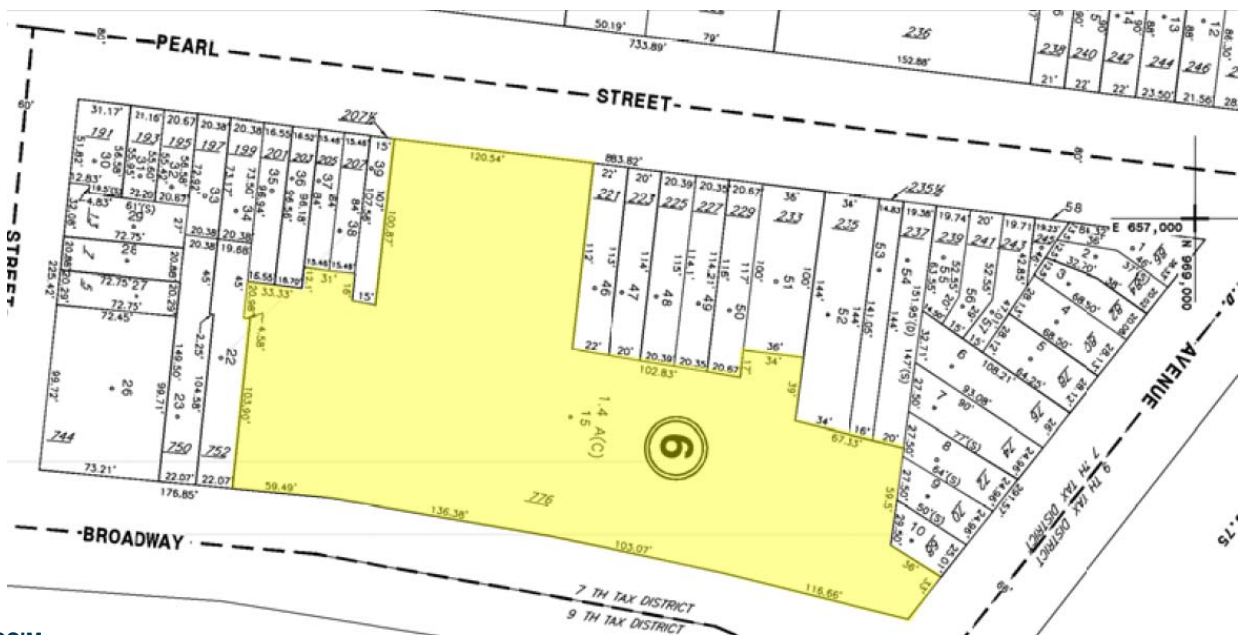
FOR SALE

760 BROADWAY ALBANY, NY

LOCATION
MAP



TAX MAP



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



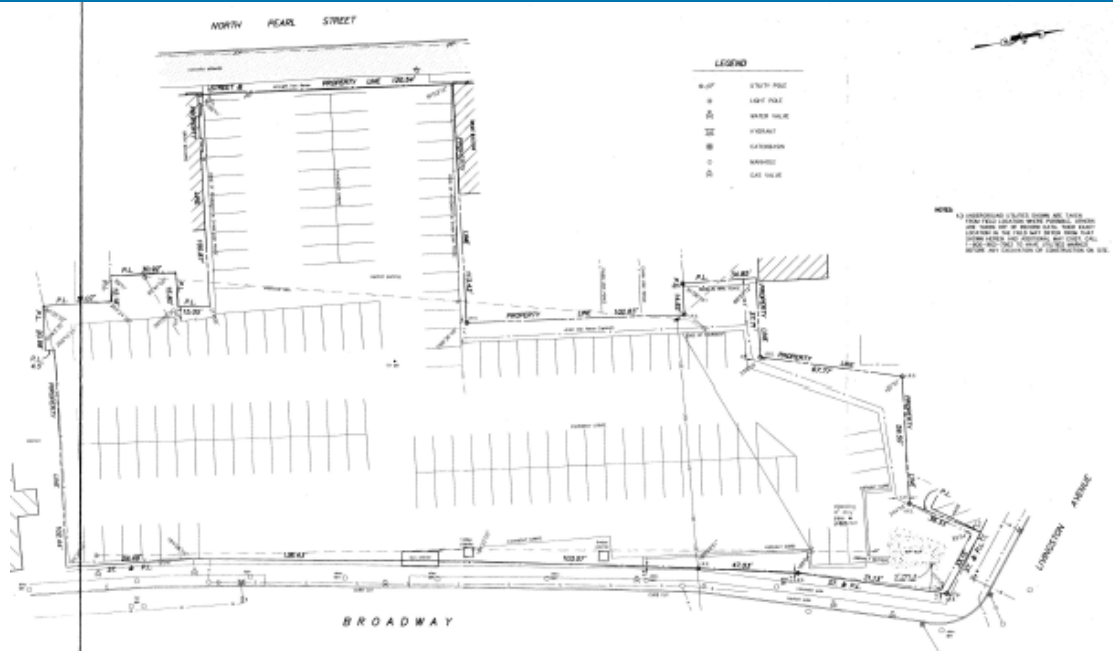
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

[adding value through professional real estate services]

FOR SALE

760 BROADWAY ALBANY, NY

SURVEY



AERIAL VIEW



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



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.

[adding value through professional real estate services]