

**FOR
SALE**

22 CLINTON AVE

ALBANY, NY 12207

**DOWNTOWN ALBANY
RESTAURANT & INVESTMENT OPPORTUNITY**



CLASS A MIXED-USE OFFICE / RETAIL BUILDING

LOCATED IN THE HEART OF DOWNTOWN ALBANY
DIRECTLY ACROSS THE STREET FROM THE PALACE THEATER
FIRST FLOOR RESTAURANT SPACE FORMERLY HOME TO THE BROWN DERBY
UPPER FLOORS CONSIST OF BEAUTIFULLY RENOVATED CLASS A OFFICE SPACE
SURROUNDED BY NUMEROUS HOTELS & ENTERTAINMENT OPTIONS
+/-16,966 TOTAL SQUARE FEET ON +/-0.21 ACRES
THREE (3) STORIES PLUS FINISHED BASEMENT
EIGHTEEN (18) ON-SITE SECURED SURFACE PARKING SPACES
EXCELLENT CONDITION - OWNER OCCUPIED AND VERY WELL MAINTAINED
PASSENGER ELEVATOR
FULLY SPRINKLERED
ADA ACCESSIBLE

FOR SALE

\$2,890,000

\$170 PER SF

ALSO AVAILABLE FOR LEASE AT \$24.00 PSF

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

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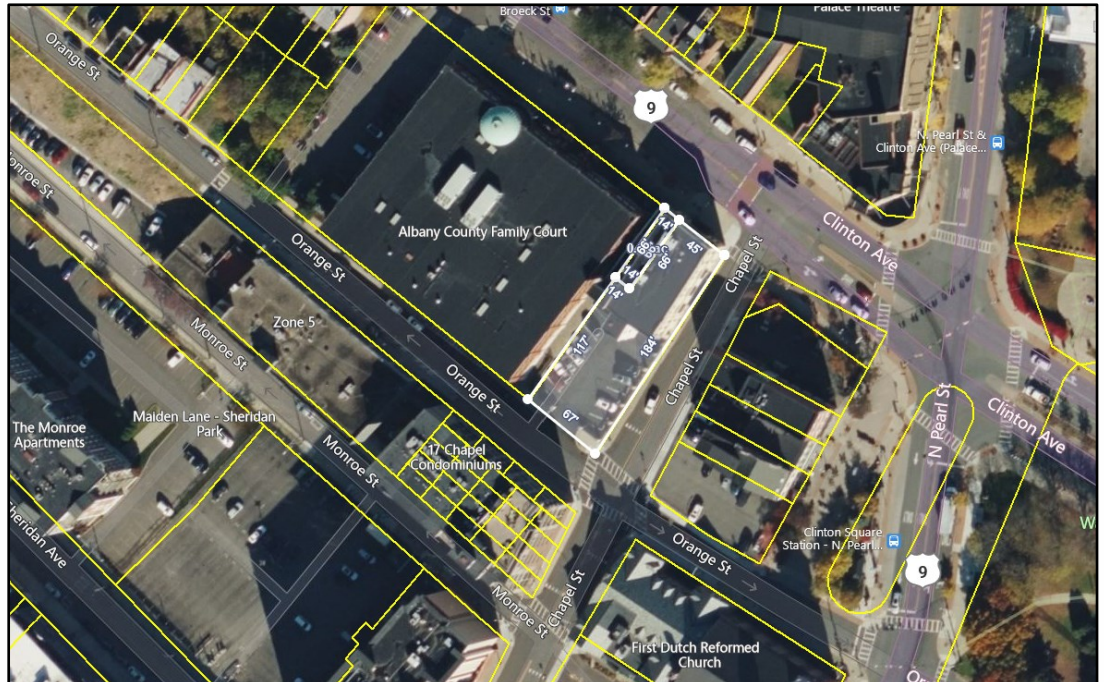
22 CLINTON AVE

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PROPERTY DETAILS

- +/-16,966 Total Square Feet
- Three (3) Stories Plus Finished Basement
- +/-0.21 Acres
- Eighteen (18) On-Site Surface Parking Spaces
- Mixed-Use Downtown Zoning (MU-DT)
- Originally Constructed in 1927
- Recently Renovated in 2017
- Masonry Construction
- Passenger Elevator
- Fully Sprinklered
- Municipal Water & Sewer
- Property & School Tax: \$60,099.88 (\$3.54 PSF)
- Two Parcels: 22 Clinton Avenue Tax ID: 76.26-1-27
24 Clinton Avenue Tax ID: 76.26-1-26

TAX MAP



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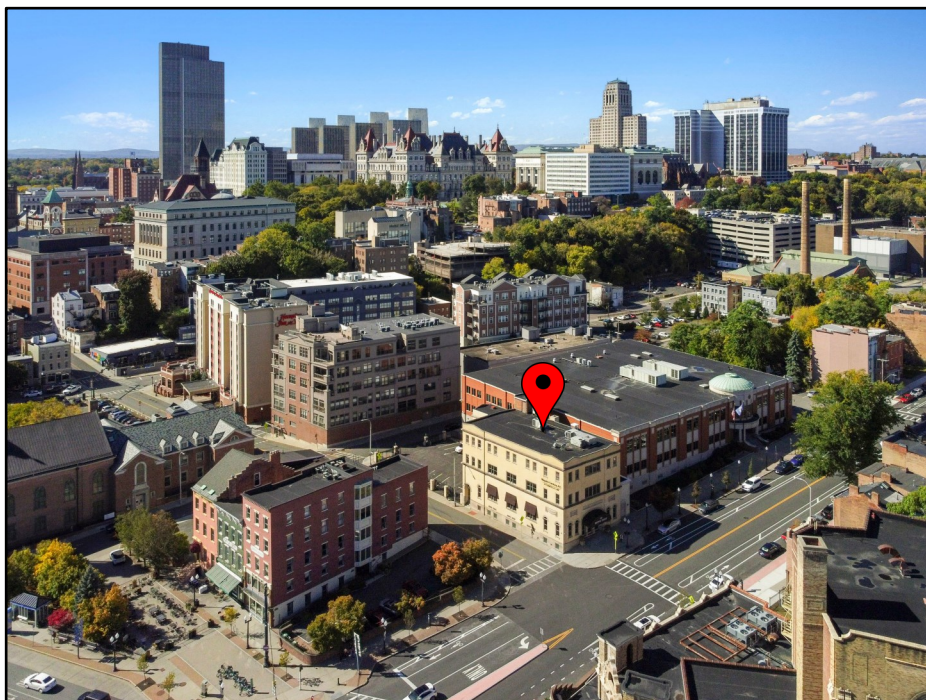
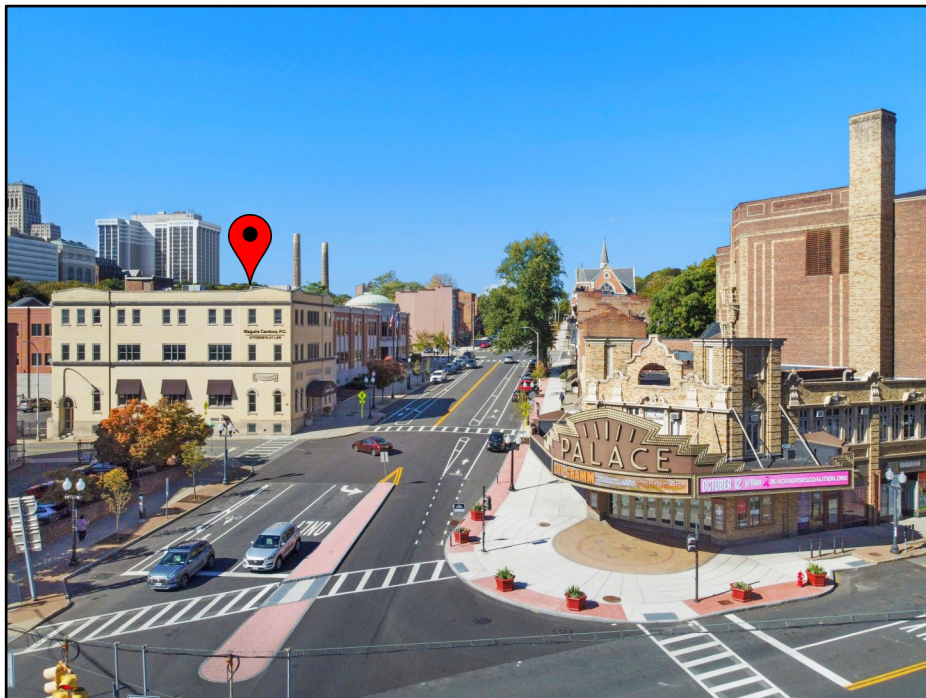
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SPECTACULAR
LOCATION



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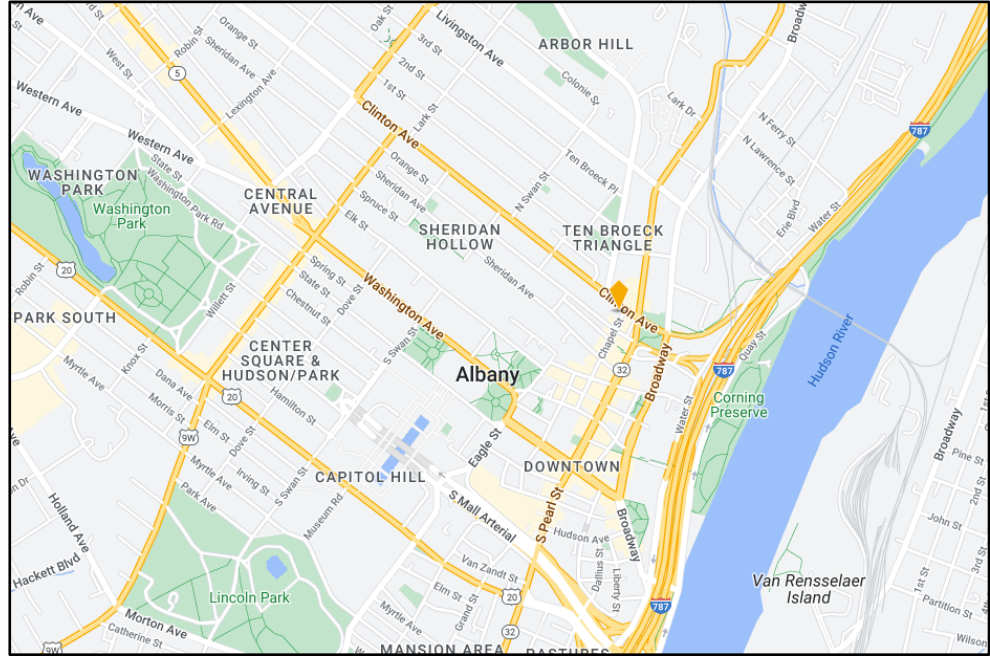
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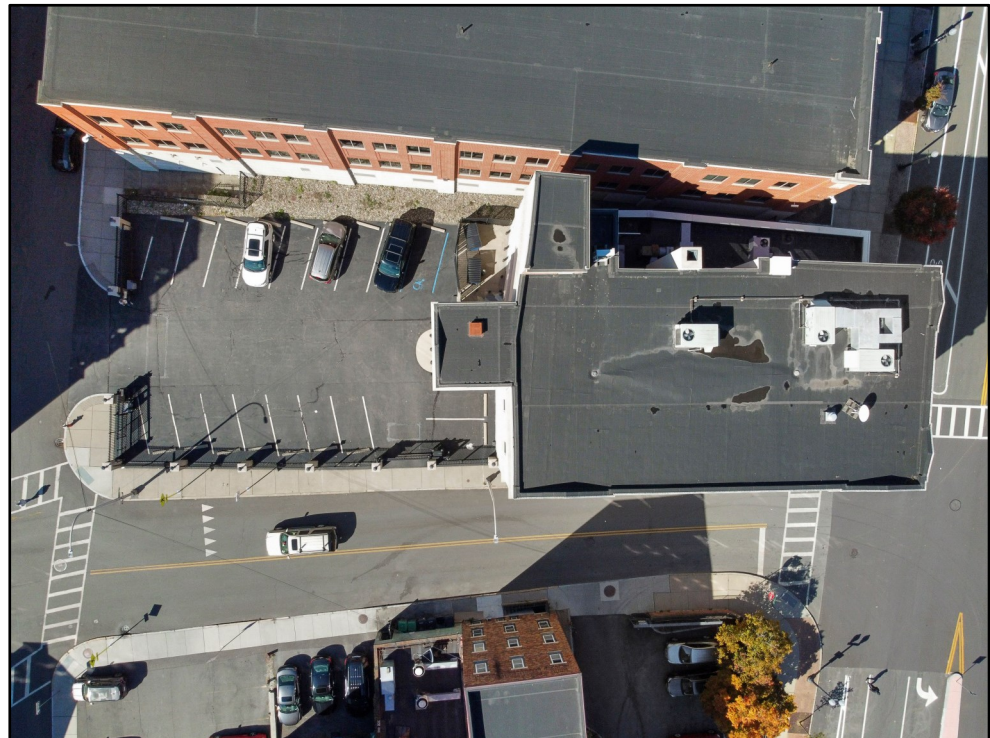
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LOCATION



AERIAL VIEW



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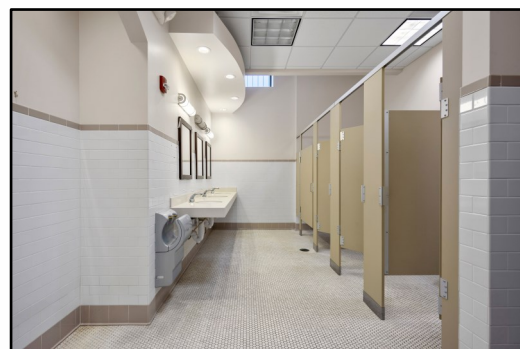
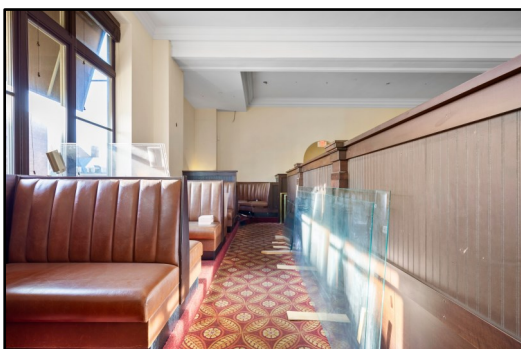
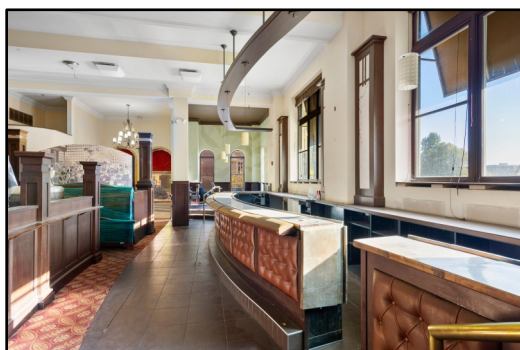
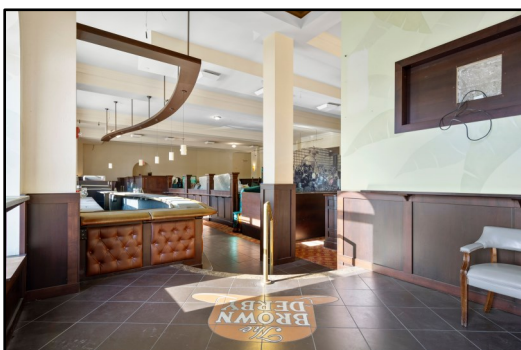
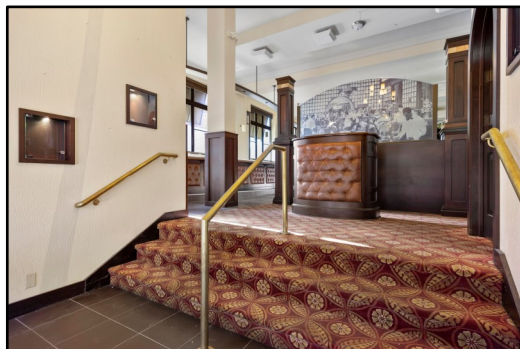
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1ST FLOOR



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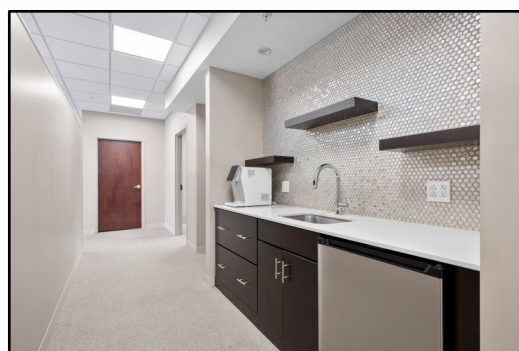
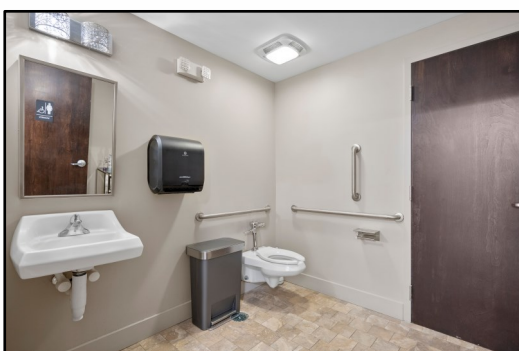
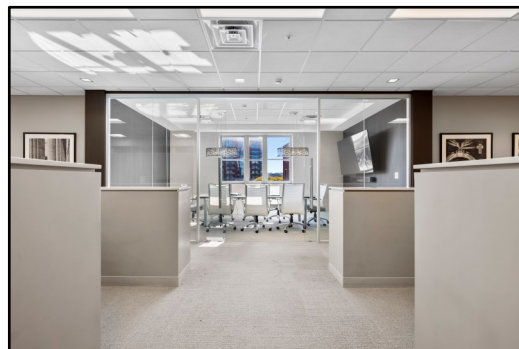
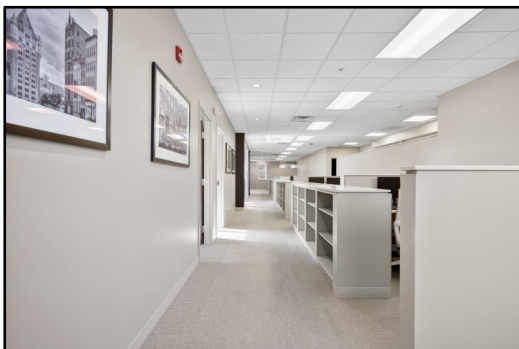
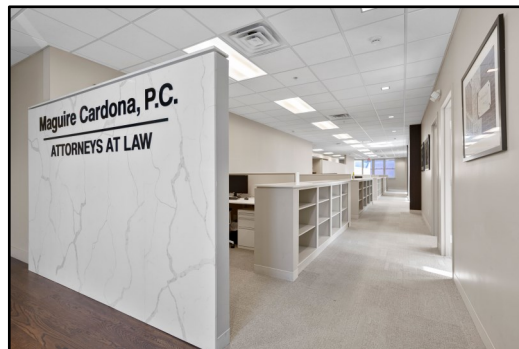
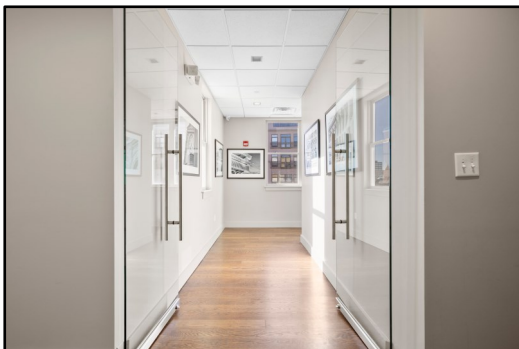
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2ND FLOOR



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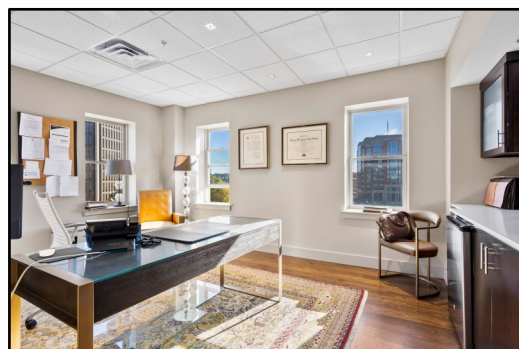
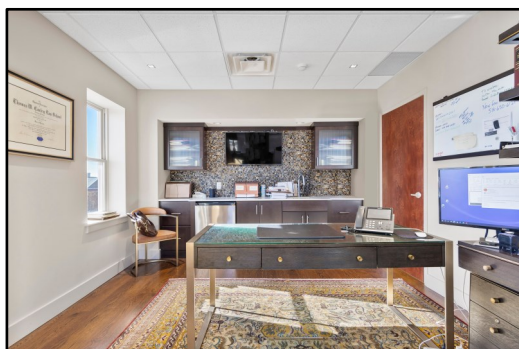
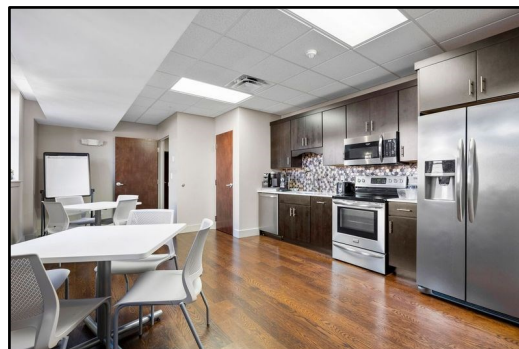
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3RD FLOOR



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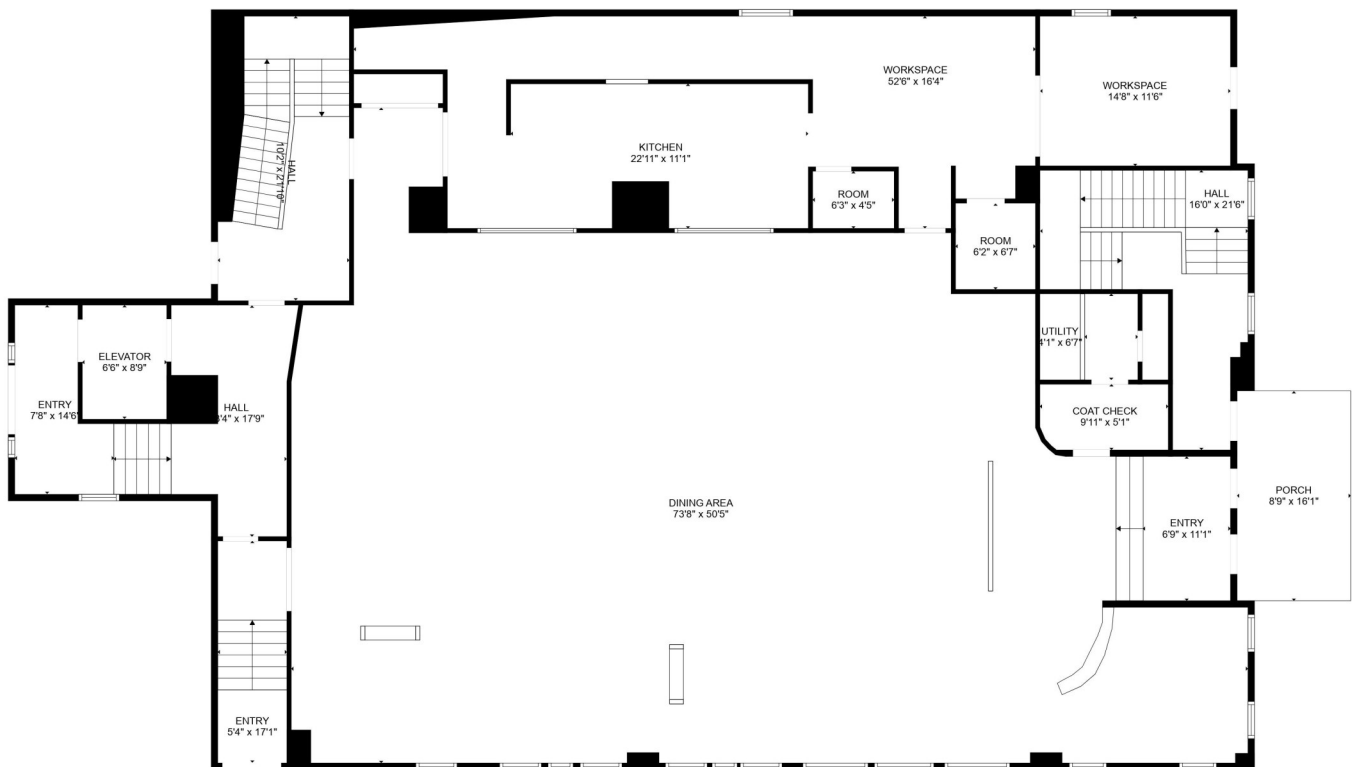
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FIRST
FLOOR

+/-4,378 SF



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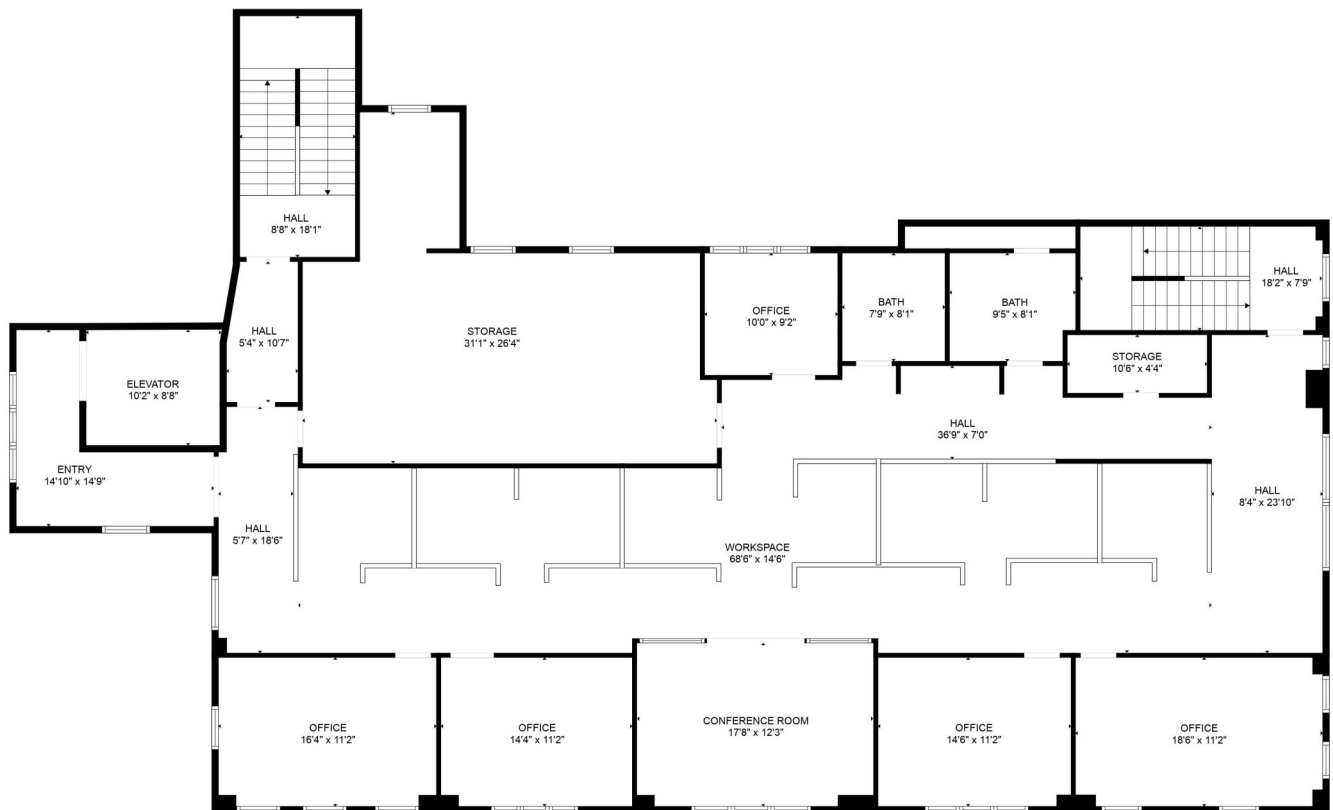
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SECOND
FLOOR

+/-3,872 SF



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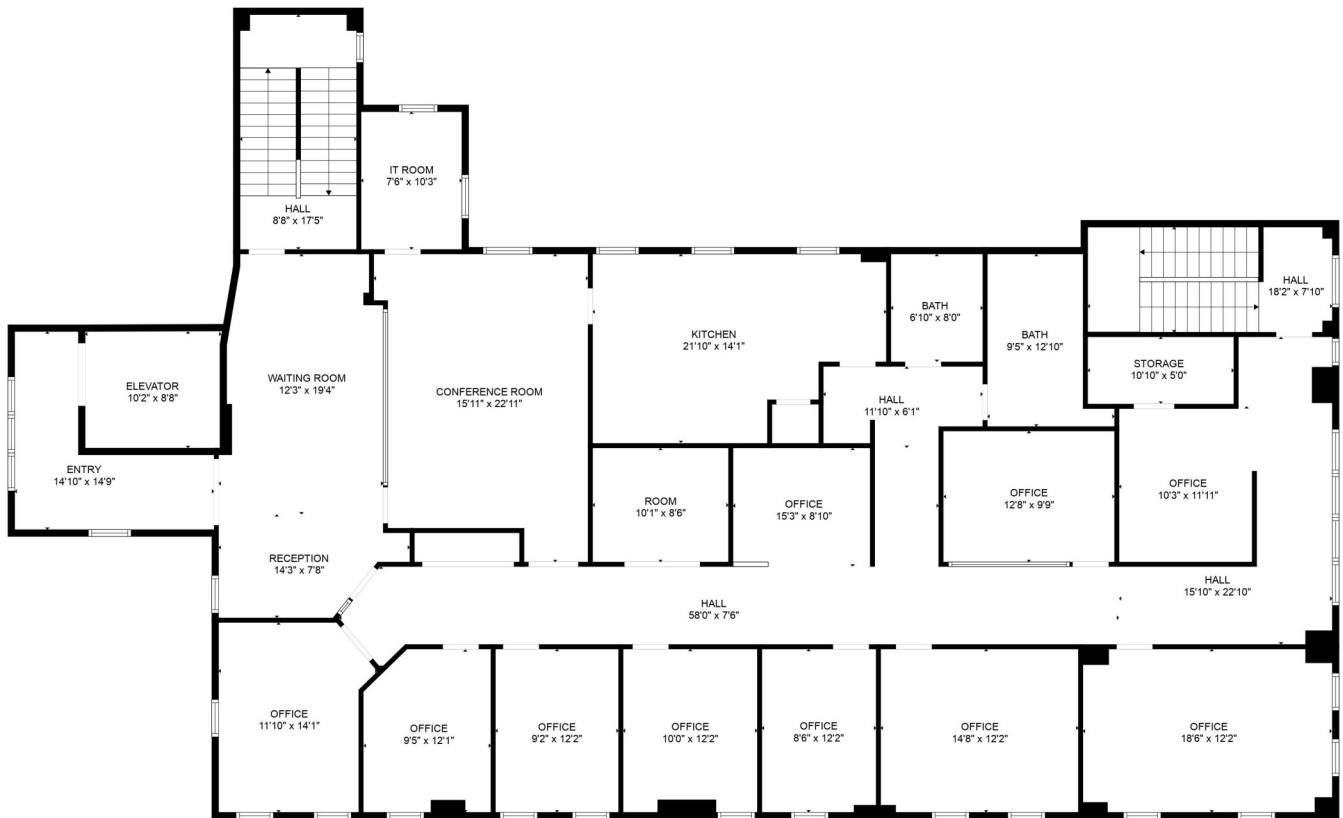
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THIRD
FLOOR

+/-3,849 SF



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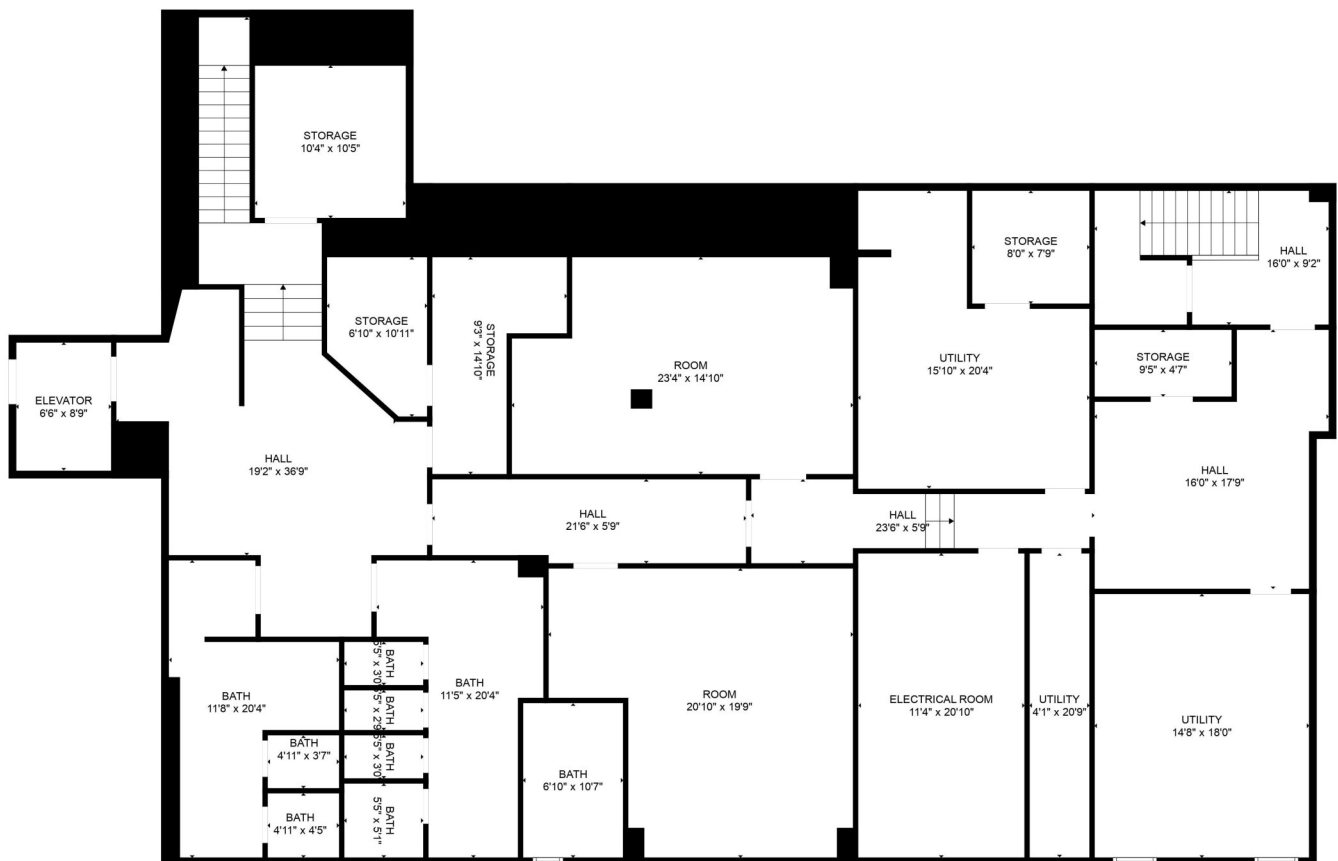
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LOWER
LEVEL

+/-3,489 SF



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