

**FOR
SALE**

35 FULLER ROAD

ALBANY, NY 12205

CAPITAL DISTRICT INVESTMENT OPPORTUNITY



+/-16,632 SF MULTI-TENANT OFFICE BUILDING ON +/-1.79 ACRES

ADJACENT TO BRAND NEW STEWART'S SHOP CONVENIENCE STORE

THREE (3) MINUTES TO THE UNIVERSITY AT ALBANY

FOUR (4) MINUTES TO COLONIE CENTER MALL

NINE (9) MINUTES TO ALBANY INTERNATIONAL AIRPORT

EASY ACCESS TO I-90

+/-45 VEHICLE ON-SITE SURFACE PARKING

DIRECTLY ON PUBLIC BUS ROUTE

14,874 AADT

EXCELLENT OPPORTUNITY FOR OWNER OCCUPANT

TREMENDOUS UPSIDE THROUGH REDEVELOPMENT

POTENTIAL FOR MIXED-USE RESIDENTIAL CONVERSION

FOR SALE

\$899,000

\$54.05 PER SF

**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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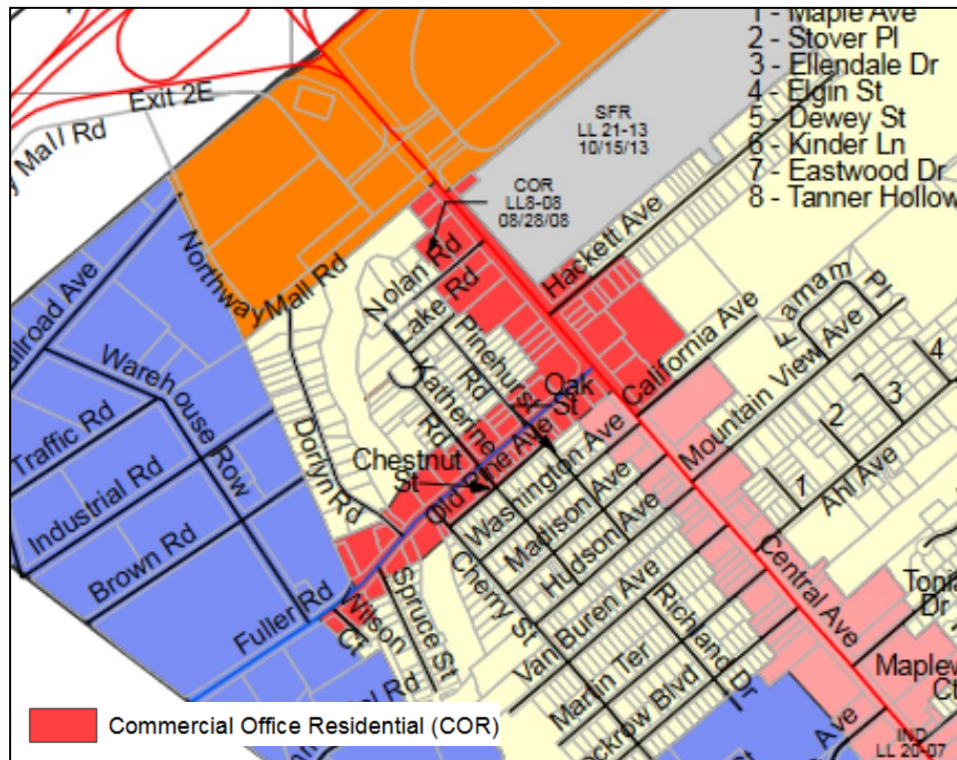
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PROPERTY DETAILS

- +/-16,632 Total Square Feet
- Two (2) Stories Plus Full Basement
- Originally Constructed in 1968 for the USPS
- Two (2) Parcels Totaling +/-1.79 Total Acres
 - 35 Fuller Road: +/-0.69 Acres
 - 10A Katherine Road: +/-1.1 Acres
- +/-135' of Frontage Along Fuller Road
- +/-45 On-Site Surface Parking Spaces
- Commercial Office Residential Zoning (COR)
- Masonry Construction
- Rubber Roof - New in 2019 with 20 Year Warranty
- Municipal Water & Sewer

ZONING



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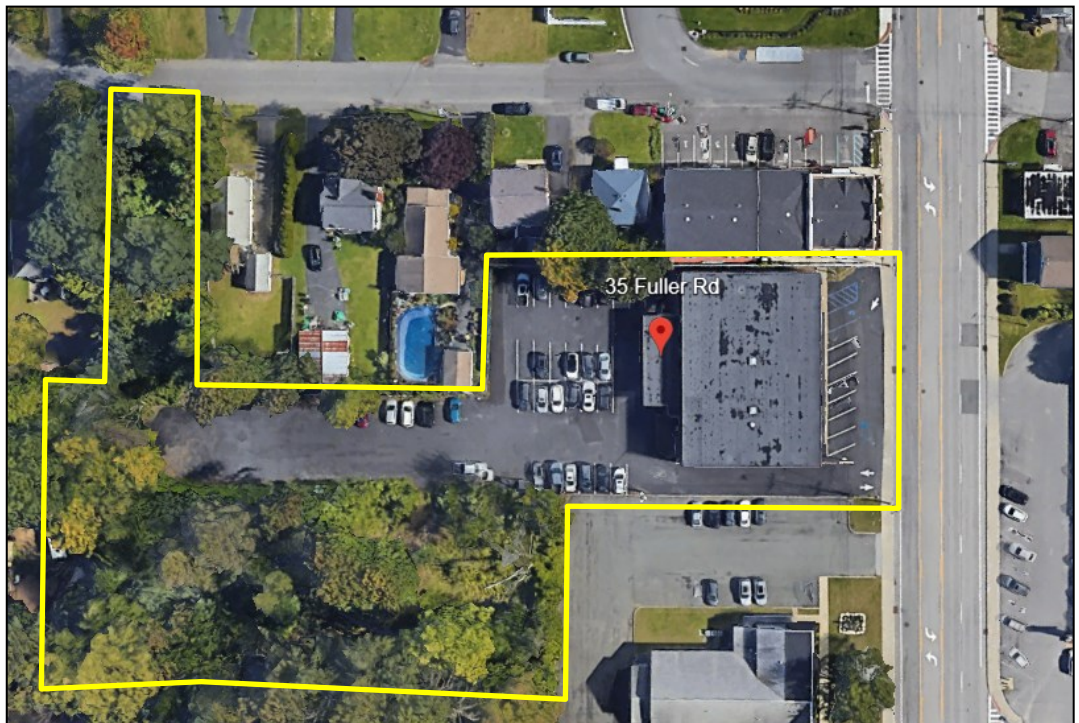
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AERIAL
VIEW



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EXTERIOR
PHOTOS



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INTERIOR
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SECOND
FLOOR



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LOWER
LEVEL



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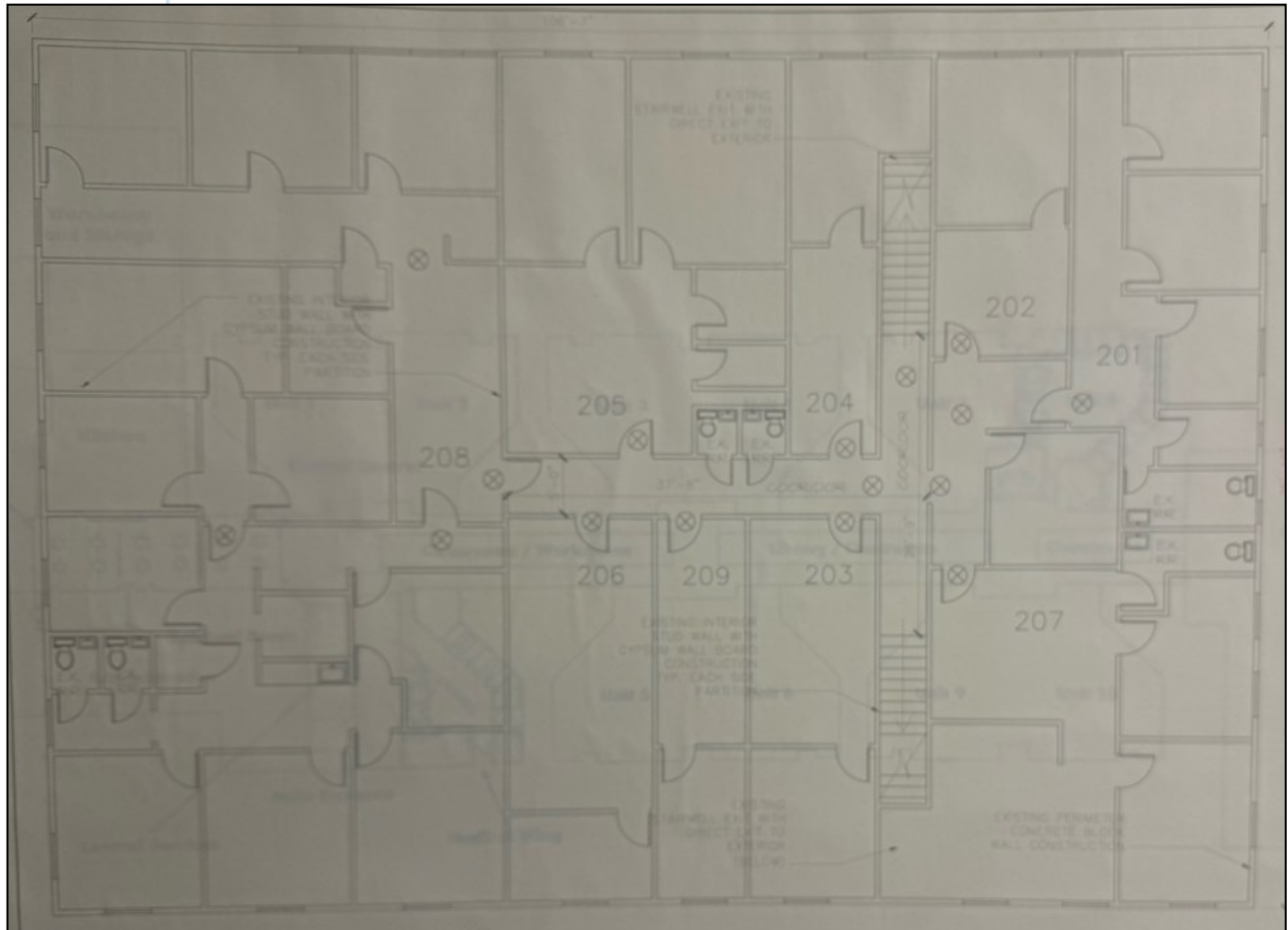
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SECOND
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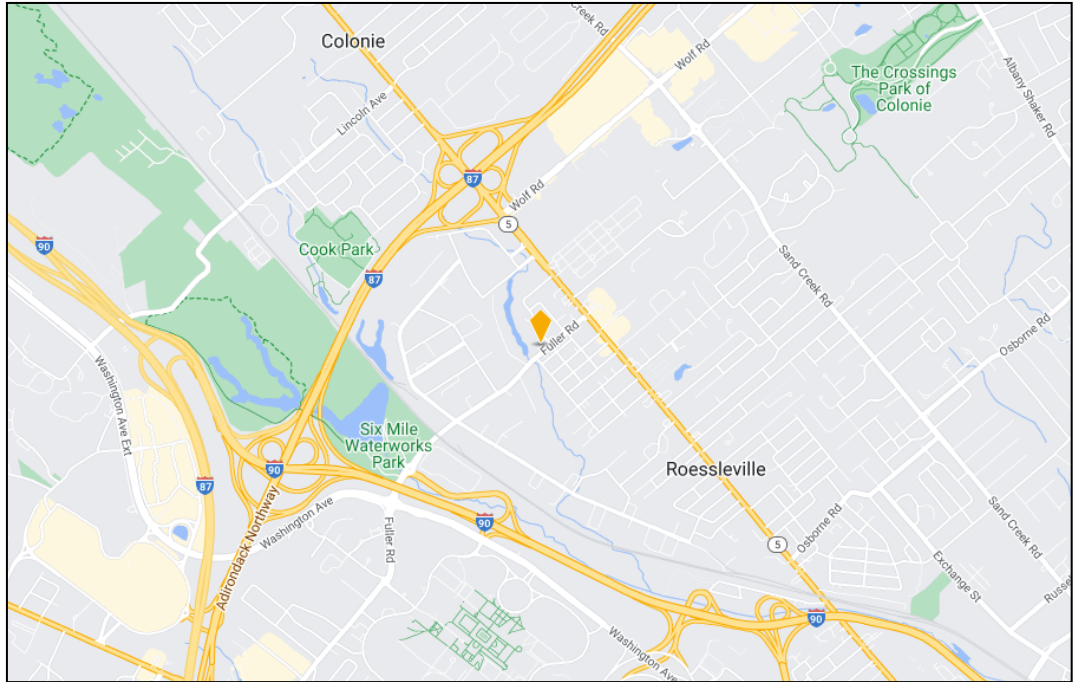
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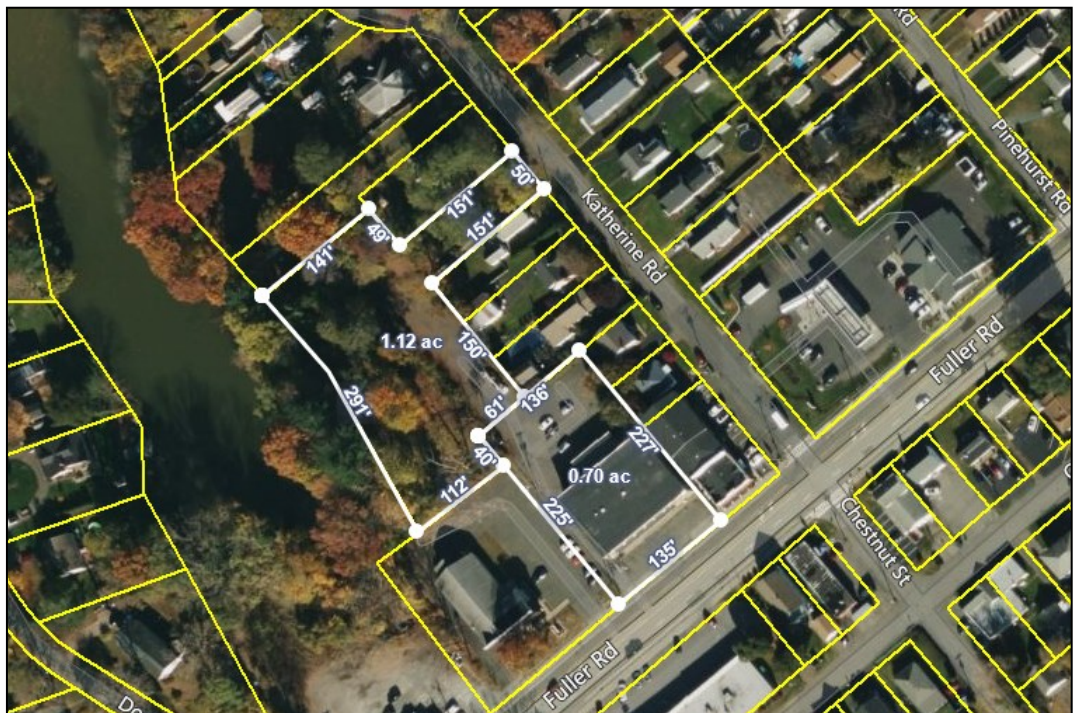
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LOCATION



PARCEL MAP



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RENT ROLL

Suite	Tenant	SF	Annual Rent	Rent PSF	Lease Term	Utilities
100	Capital District Hydroponics	TBD	\$ 34,200	\$ -	February 28, 2027	Tenant pays utilities
104	Stewart's Shops	2,960	\$ 40,700	\$13.75	January 31, 2026	Landlord pays utilities
101	Hello Darling Boutique	TBD	\$ 14,988	\$ -	November 14, 2024	Landlord pays utilities
102	Wei Wei Acupuncture	TBD	\$ 12,900	\$ -	M-T-M: 20+Year Tenant	Landlord pays utilities
203	Utica Tax	TBD	\$ 6,360	\$ -	January 31, 2025	Landlord pays utilities
205	Smart Transportation Union	TBD	\$ 14,100	\$ -	M-T-M: 20+Year Tenant	Landlord pays utilities
208A	PM International	TBD	\$ 4,800	\$ -	M-T-M: 8+Year Tenant	Landlord pays utilities

TOTAL **\$128,048**

2024 BUDGET

	ANNUAL	PSF
Real Estate Taxes - Property	\$ 11,780	\$ 0.71
Real Estate Taxes - School	\$ 14,108	\$ 0.85
Insurance	\$ 8,400	\$ 0.51
Repairs & Maintenance	\$ 18,000	\$ 1.08
Electric	\$ 12,000	\$ 0.72
Gas	\$ 336	\$ 0.02
Water & Sewer	\$ 1,800	\$ 0.11
Internet	\$ 2,400	\$ 0.14
Janitorial	\$ 12,000	\$ 0.72
Trash	\$ 3,360	\$ 0.20
Property Management	\$ 4,800	\$ 0.29
Miscellaneous	\$ 3,000	\$ 0.18
TOTAL EXPENSES	\$ 91,984	\$ 5.53

NET OPERATING INCOME **\$ 36,064**

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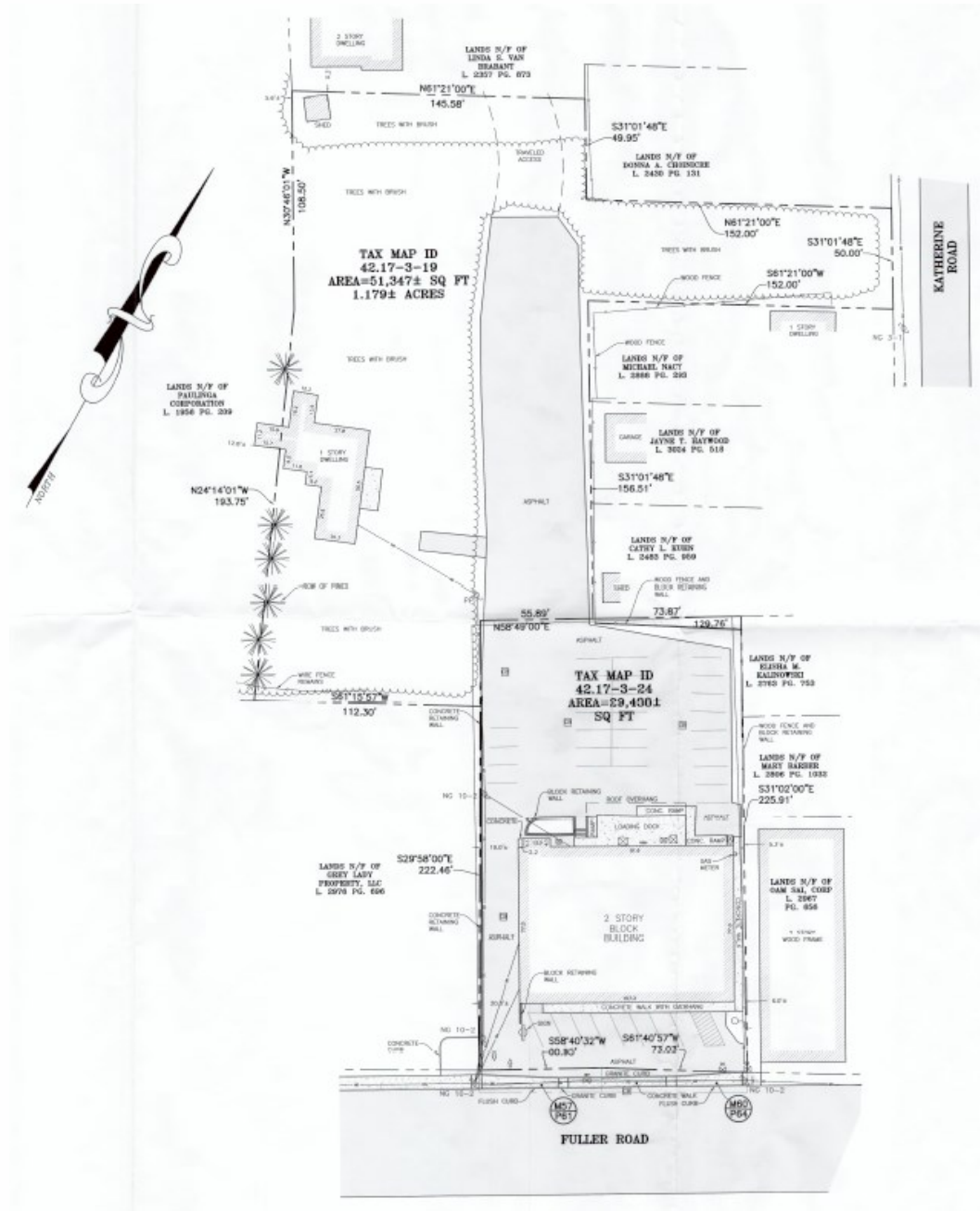
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SURVEY



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	31,217	177,151	488,860
2023 Population	31,488	179,588	505,710
2028 Population Projection	31,954	182,607	514,913
Annual Growth 2010-2023	0.1%	0.1%	0.3%

Households

	2 mile	5 mile	10 mile
2010 Households	11,003	73,129	201,757
2023 Households	11,198	74,346	208,980
2028 Household Projection	11,407	75,715	212,997
Annual Growth 2010-2023	0.5%	0.5%	0.5%

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$94,084	\$88,507	\$91,332
Median Household Income	\$83,692	\$69,239	\$70,115

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$223,127	\$238,161	\$226,285
Median Year Built	1963	1958	1957

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