

**FOR
SALE**

60 SOUTH PEARL STREET

ALBANY, NY 12207

DOWNTOWN DEVELOPMENT OPPORTUNITY



+/-35,384 SF SINGLE TENANT OFFICE BUILDING

- LOCATED DIRECTLY ACROSS FROM MVP ARENA
- GREAT POTENTIAL FOR MULTI-FAMILY CONVERSION
- BEAUTIFUL VIEWS OF CITY SKYLINE & HUDSON RIVER
- EASY ACCESS TO I-90 & I-787
- ADJACENT TO PROPOSED DOWNTOWN SOCCER STADIUM DEVELOPMENT
- CLOSE PROXIMITY TO NUMEROUS PARKING OPTIONS
- STEPS FROM STATE STREET & CAPITAL BUILDINGS
- NUMEROUS DINING & SHOPPING AMENITIES NEARBY
- PRICED SIGNIFICANTLY BELOW REPLACEMENT COST
- EASY TO SUBDIVIDE AND MULTI-TENANT

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE J. BRADLEY, CPA
NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
kbradley@CarrowRealEstate.com

FOR SALE
\$1,489,000
(\$42.08 PSF)



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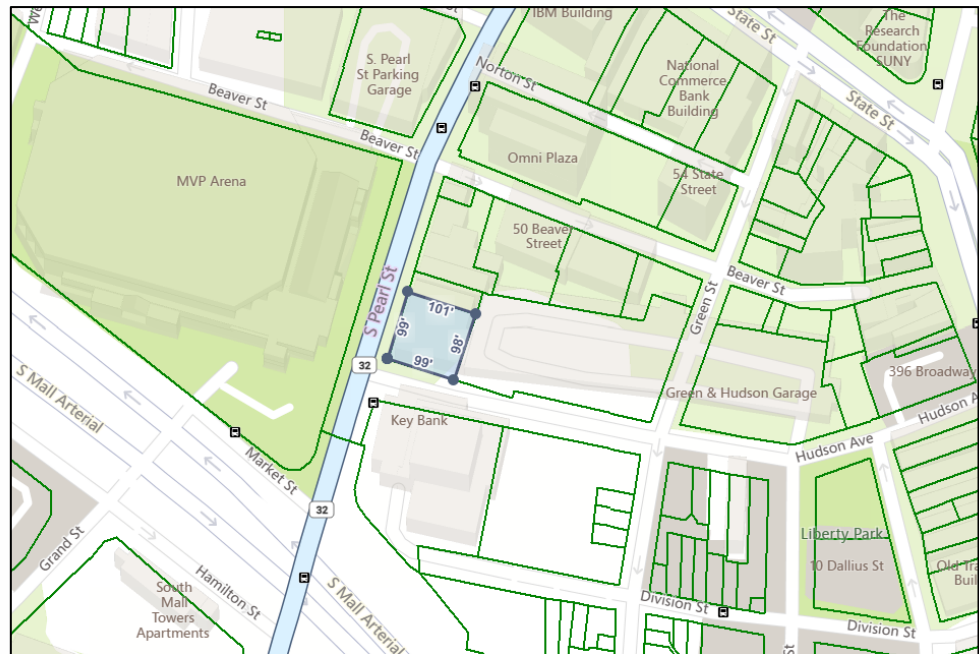
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BUILDING SPECS

Total Building Size: +/-35,384 SF
Parcel Size: +/-0.22 Acres
Zoning: Mixed-Use Downtown (MU-DT)
Stories: Four (4)
Elevators: Two (2) Passenger
Loading Dock: One (1)
HVAC: Central Heating and Cooling
Water & Sewer: Municipal
Year Built: 1899

TAX MAP



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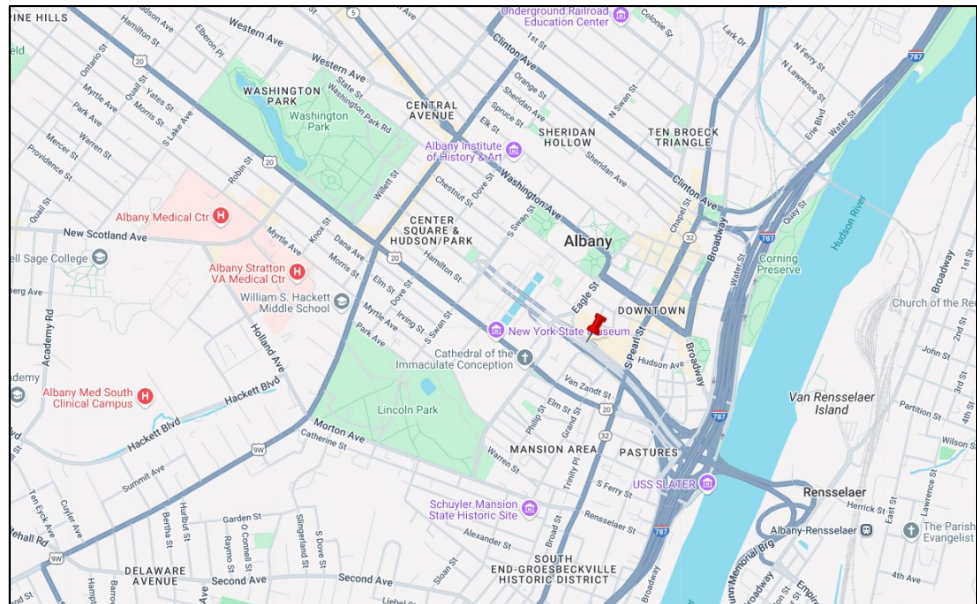
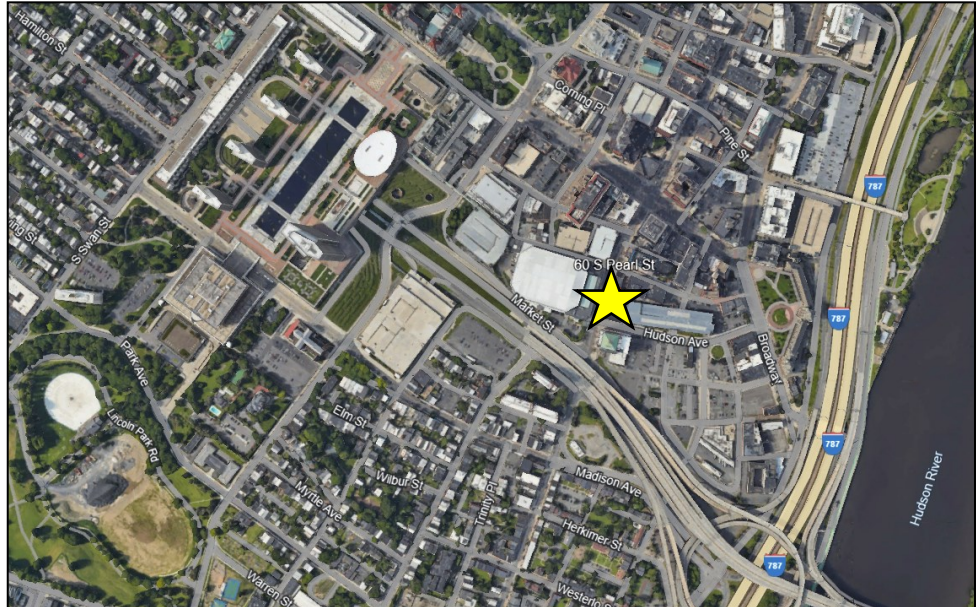
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LOCATION



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PHOTOS



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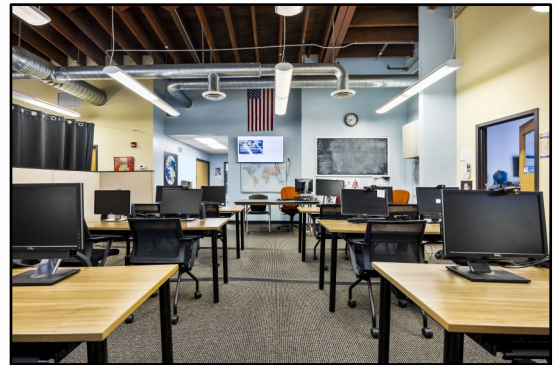
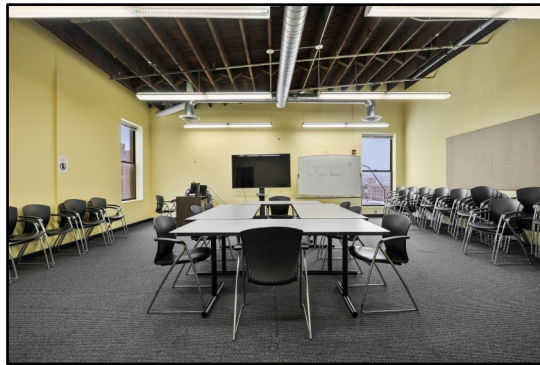
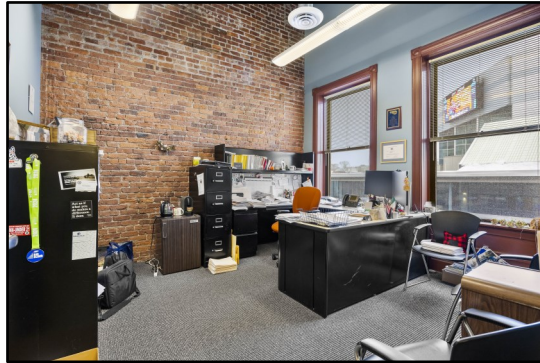
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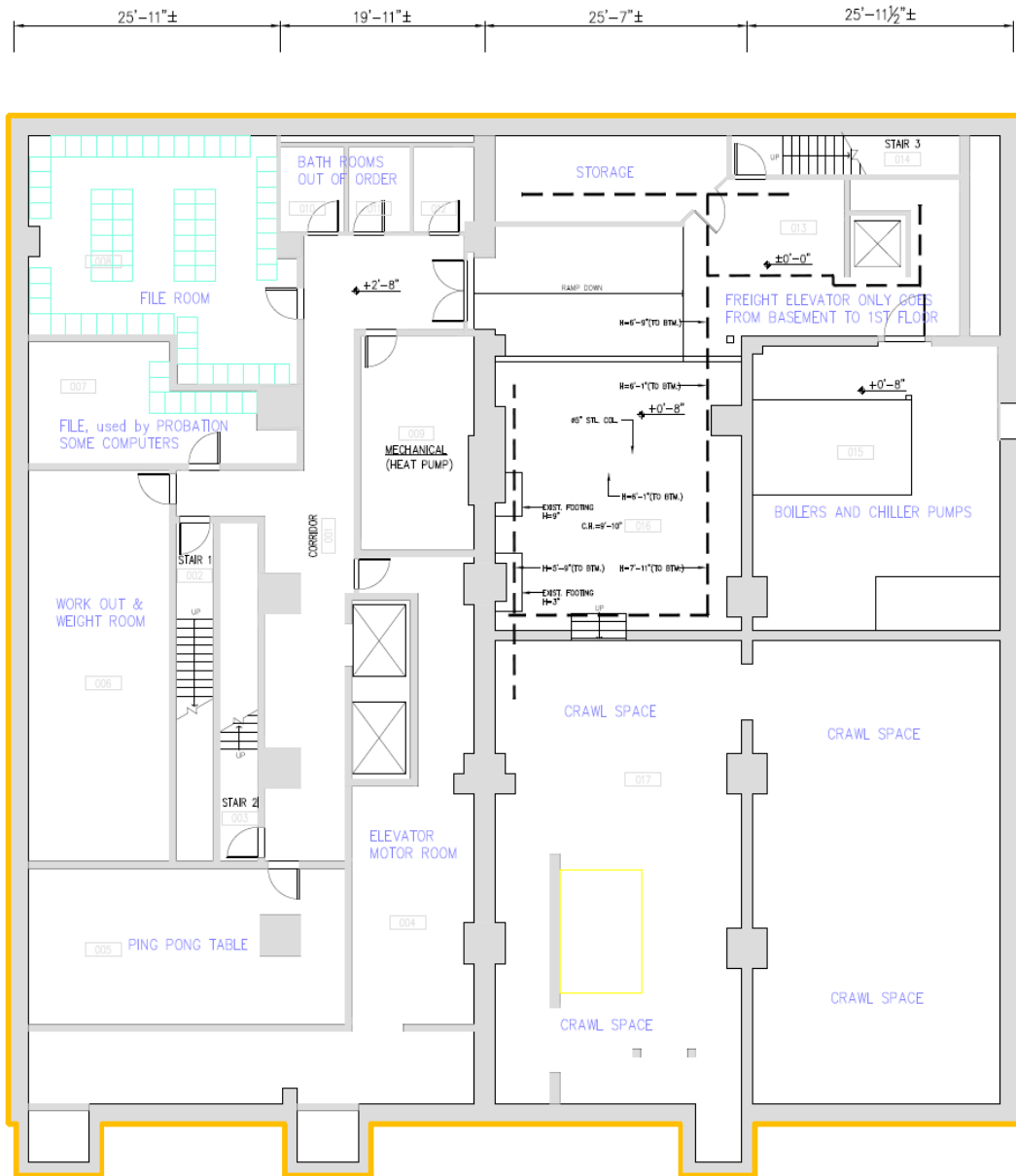
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FLOORPLAN
BASEMENT



1.2%

1 BASEMENT - FURNITURE PLAN
FF101 1/8"=1'-0"



9,822 gross square ft

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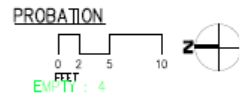
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FLOORPLAN
1ST FLOOR



8604.3564 sq ft net
 .1493 stair sq ft -133.1076 elev. sq ft
 -80.9197 mc/it sq ft
 -302.7708 corner stair and lift
 7753.409 = total net sa ft

← PROBATION →
 1
 FF103 1/8"=1'-0"
1ST FLOOR PLAN
 8,981 gross square ft



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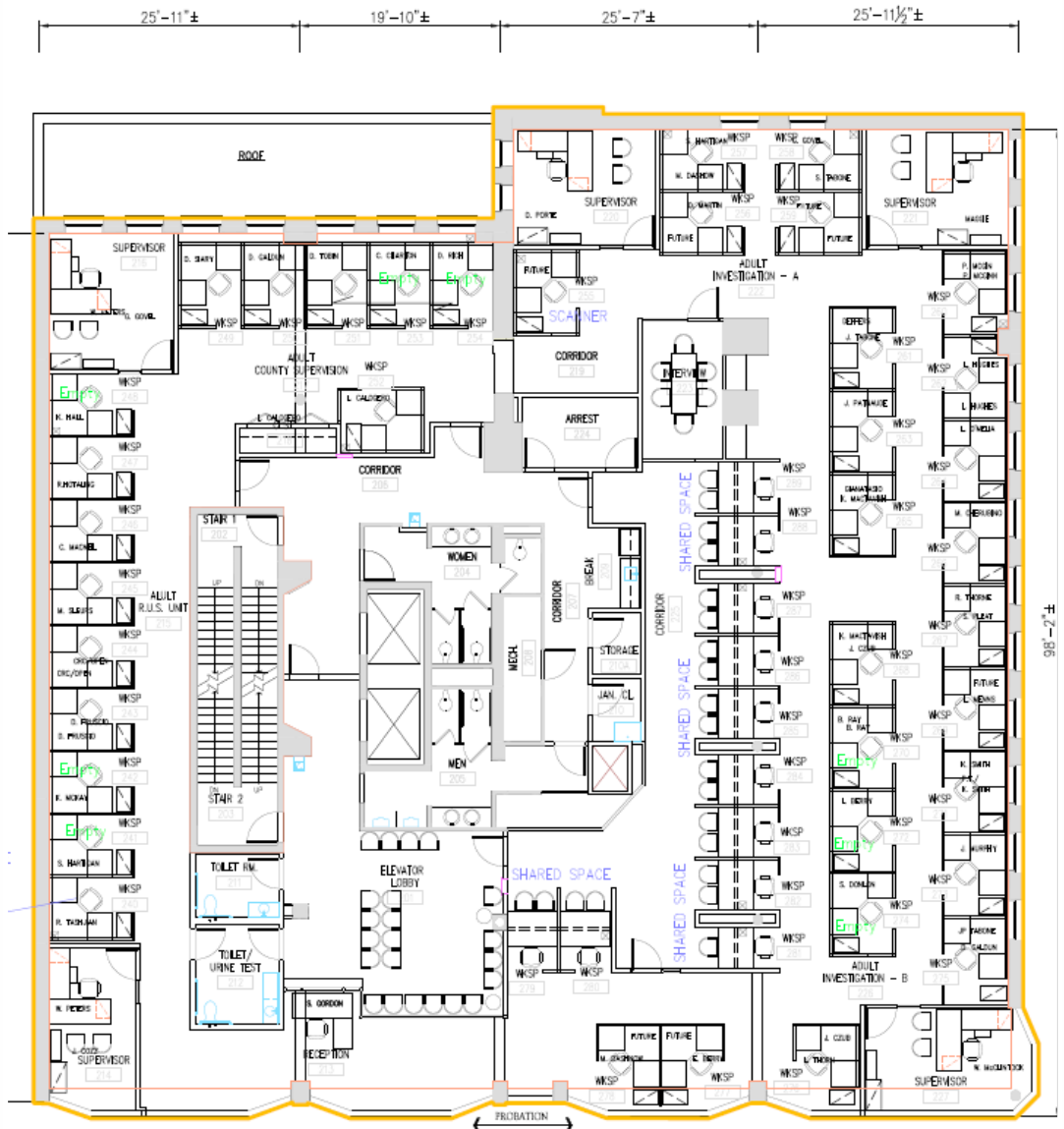


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FLOORPLAN
2ND FLOOR



8604.3564 sq ft net
 -334.1493 stair sq ft
 -133.1076 elev. sq ft
 -80.9197 mc/it sq ft
 056.1798=total net sq ft

2ND FLOOR PLAN
 1/8"=1'-0"
 9,321 gross square ft
 PROBATION
 0 2 5 10
 EMT/FEET

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FLOORPLAN
3RD FLOOR



8604.3564 sq ft net
 -334.1493 stair sq ft
 -133.1076 elev. sq ft
 -80.9197 mc/it sq ft
 8056.1798=total net sq ft

2 **3RD FLOOR PLAN**
 FF102 1/8"=1'-0"

9,197 gross square ft



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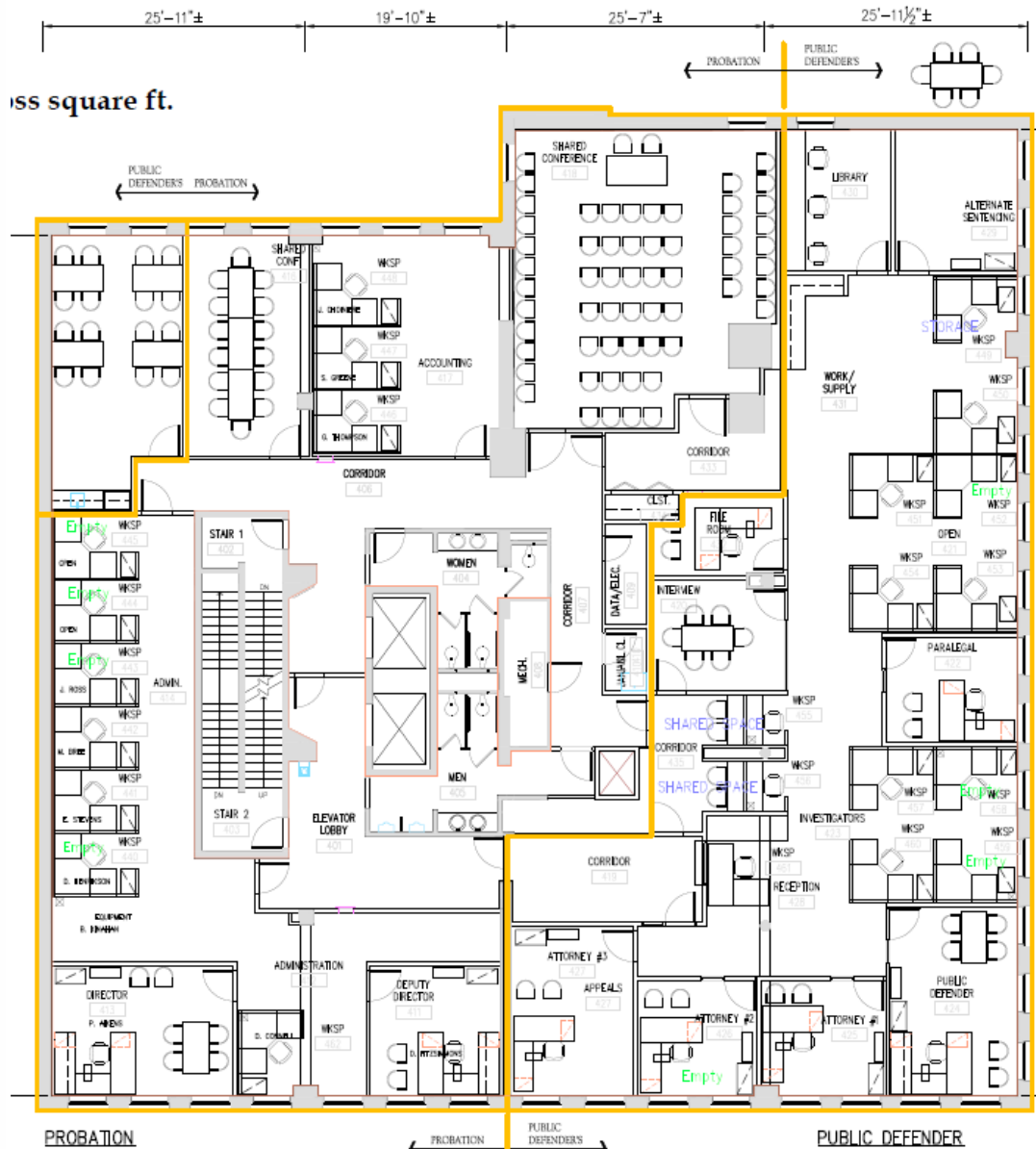
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FLOORPLAN
4TH FLOOR



EMPTY : 4

5,211 gross square ft.
probation 4,664 square ft.

4TH FLOOR PLAN
1/8" = 1'-0"

EMPTY : 2

3,582 gross square

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