



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



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Listing courtesy of: NAI Platform LLC

**MLS# - 202313219 - Price: \$399,000**

120 Madison Avenue, Albany, NY

**Description:** Beautiful, historic property in Albany, a few minutes walking distance from state government buildings, the convention center, and all of the rest of downtown. Lombardo's Restaurant directly across the street has recently been purchased and is mid-renovation. The rich history of this property has seen it used by various clubs and organizations, most recently by a local Masonic chapter. Zoning allows for retail office, restaurant, multi-family, community residential facility, group living, artisanal manufacturing, indoor recreation, personal or professional services, among other uses. The building is not currently being serviced by utilities and needs some serious up fitting after sitting vacant through the pandemic.

**Acres:** 0.08

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office

**Exterior Features:** None

**Parking Spaces:** 8

**Above Ground Square Feet:** 14838

**School District:** Albany

**Sewer:** Public Sewer

**Basement:** Partial

**County:** Albany

**Zoning:** Mixed

**Town:** Albany

**Estimated Taxes:** \$2,965

**Heat:** None

**Exterior:** Brick

**Cooling:** None



**Daniel Davies**  
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