



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: NAI Platform LLC

MLS# - 202317290 - Price: \$800,000

113-125 Sheridan , Albany, NY

Description: Large two story office/warehouse buildings totaling ~34,000 sf between Sheridan Avenue and Orange Street. Two floors of warehouse space. These buildings present a great opportunity for an owner/user to supplement their mortgage payment with rental income, or an investor. Buildings include a 30,000 square foot, two story warehouse/office with 2 overhead doors on Sheridan Ave and one loading dock on Orange St. Also included is private garage space, 2 vacant lots for parking/storage, and a 3 story mixed use building that can be converted to multifamily or continued to be used as office space. Separate 1/2 acre vacant lot across the street could be packaged into the sale. 11% cap rate, ability to reduce vacancies and increase rent. 150-162 Orange St. included in sale.

Acres: 0.8

Above Ground Square Feet: 34000

Town: Albany

Property Type: Commercial

School District: Albany

Estimated Taxes: \$34,535

Water: Public

Sewer: Public Sewer

Heat: Forced Air, Radiant, Natural Gas

Property Style: Office

Basement: Unfinished

Exterior: Block, Brick

County: Albany

Cooling: None

Parking Spaces: 20

Zoning: Industrial



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