



*Your Lake George Real Estate Experts!*

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**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

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office

**County:** Albany

**Zoning:** Industrial

**Above Ground Square Feet:** 34000

**School District:** Albany

**Sewer:** Public Sewer

**Basement:** Unfinished

**Cooling:** None

**Town:** Albany

**Estimated Taxes:** \$34,535

**Heat:** Forced Air, Radiant, Natural Gas

**Exterior:** Block, Brick

**Parking Spaces:** 20



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