



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Carrow Real Estate Services LLC

MLS# - 202329559 - Price: \$12

1881 Western Avenue, Albany, NY

Description: +/-25,000 SF high visibility retail space at traffic light in the Town of Guilderland. Located across from Cumberland Farms and Ace Hardware near Crossgates Mall and Stuyvesant Plaza just minutes from the University at Albany. Ample parking. 32,185 AADT. Will subdivide. Nets run +/--\$6.00 PSF. 18' clear ceiling height.

Acres: 3.1

School District: Guilderland

Sewer: Public Sewer

Basement: Slab

Cooling: Central Air

Above Ground Square Feet: 25085

Estimated Taxes: \$78,765

Heat: Forced Air

Exterior: Steel Beam, Block

Parking Spaces: 150

Town: Guilderland

Water: Public

Property Style: Office

County: Albany

Zoning: Commercial



Jane O. Callahan
NYS Licensed Salesperson-
Rentals
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Availability

June 2024							July 2024							August 2024							September 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6								1	2	3	4	5	6	7
2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10	8	9	10	11	12	13	14
9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17	15	16	17	18	19	20	21
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24	22	23	24	25	26	27	28
23	24	25	26	27	28	29	28	29	30					25	26	27	28	29	30	31	29	30					
30	31																										

= Taken Date

