



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Carrow Real Estate Services LLC

MLS# - 202415376 - Price: \$3,500,000

1881 Western Avenue, Albany, NY

Description: +/-25,085 SF multi-tenant office / retail building on +/-3.1 acres located across from Pioneer Bank, Cumberland Farms, and Ace Hardware at signalized intersection just seconds from Crossgates Mall, Stuyvesant Plaza, and the University at Albany. 32,185 AADT. 18' clear ceiling height. Fully sprinklered. Municipal water & sewer. 113 on-site parking spaces (4.5 spaces per 1,000 SF). Originally constructed in 1972 as a grocery store and gut renovated and converted to multi-tenant office in 2006.

Acres: 3.1

Property Type: Commercial

Water: Public

Property Style: Office

County: Albany

Zoning: Commercial

Above Ground Square Feet: 25085

School District: Guilderland

Sewer: Public Sewer

Basement: Slab

Cooling: Central Air

Town: Guilderland

Estimated Taxes: \$82,653

Heat: Forced Air, Natural Gas

Exterior: Other

Parking Spaces: 113



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