



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



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Listing courtesy of: Realty One Group Key

MLS# - 202415429 - Price: \$315,000

263 S Pearl Street, Albany, NY

Description: Welcome all to Downtown Albany! Strategic Location: Nestled in the bustling Downtown Albany, this property enjoys high foot traffic and visibility, making it an ideal destination for both locals and tourists alike. Versatile Layout: The flexible floor plan accommodates a variety of business concepts, with dedicated areas for retail, office space, and a turnkey restaurant setup. The layout has been meticulously designed to maximize its space usage. Restaurant Ready: The highlight of this commercial space is its fully equipped restaurant area. The kitchen boasts state-of-the-art appliances, ample prep space, and modern fixtures, providing an ideal foundation for culinary excellence. The dining area is thoughtfully laid out, creating an intimate yet spacious layout. Upstairs is gutted out

Acres: 0.06

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Albany

Zoning: Commercial

**Above Ground Square
Feet:** 2576

School District: Albany

Sewer: Public Sewer

Basement: Finished

Cooling: Central Air

Town: Albany

Estimated Taxes: \$5,885

Heat: Electric, Forced Air, Hot
Water

Exterior: Brick

Parking Spaces: 1



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

