



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



Listing courtesy of: Carrow Real Estate Services LLC

MLS# - 202619087 - Price: \$18

25 Delaware Avenue, Delmar, NY

Description: ±5,400 SF single-story office building in a highly visible Delmar location. The efficient layout includes a reception area, five private offices, six workstations, conference room, training room, breakroom, copy room, IT room, and two restrooms. Zoned Commercial Hamlet (CH), the property is well suited for a variety of office, professional, wellness, and service-oriented users. Features include 21 on-site parking spaces, rooftop solar PV system, gas forced-air heating and cooling, municipal water and sewer, and 400-amp, 3-phase electrical service. Conveniently located on Delaware Avenue with over 14,000 vehicles per day and easy access to Downtown Albany. Lease rate: \$18.00 PSF plus utilities and janitorial. Also available for sale at \$589,000 (\$109 PSF).

Property Features

Acres: 0.86

Town: Bethlehem

Estimated Taxes: \$13,229

Sewer: Public Sewer

Basement: Slab

County: Albany

Parking Spaces: 21

Units: 5400

Above Ground Square Feet: 5400

School District: Bethlehem

Water: Public

Heat: Forced Air

Exterior: Metal Siding, Brick

Cooling: Central Air

Zoning: Commercial



Jane O. Callahan
NYS Licensed Salesperson-
Rentals
(518) 656-9758
[Email Agent](#)

