

OFFERED **FOR SALE**

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BLAKE, REALTORS®

 **COMMERCIAL DIVISION™**

519 Clinton Avenue | Albany, NY 12206

VERSATILE OFFICE BUILDING



PARCEL ID
65.55-5-45

BUILDING SIZE
3,266 SF

LOT SIZE
0.26 AC

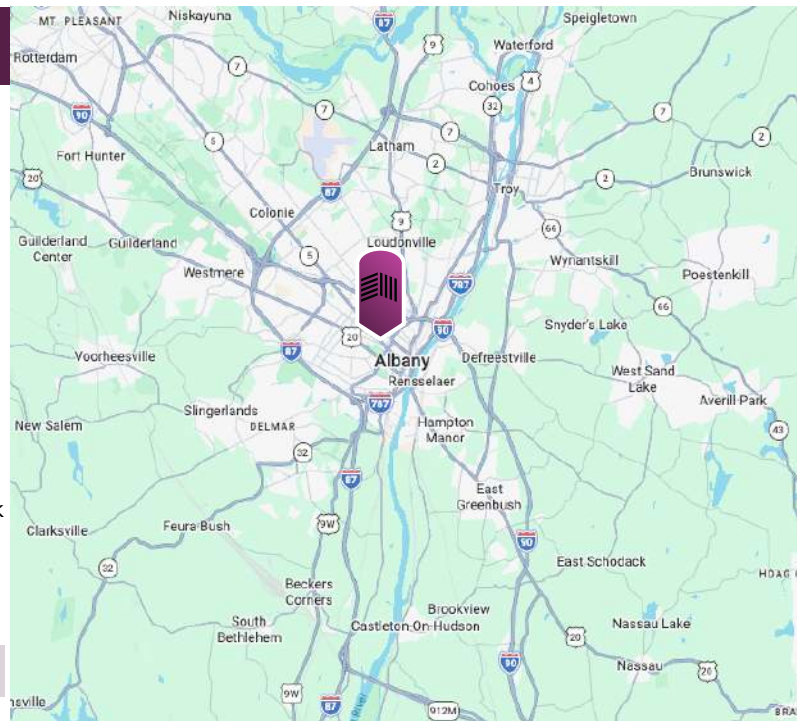
PARKING
+/- 10 spaces

HIGHLIGHTS

Versatile Albany property offering approximately 3,266 square feet of space on a 0.26-acre lot. Currently configured as an office building, the property presents an excellent opportunity for continued professional use, redevelopment, or potential conversion to multifamily apartments. Convenient Clinton Avenue location with access to major roadways, public transportation, downtown Albany, and area amenities. **A compelling opportunity for investors, developers, or owner-users seeking a property with adaptable space and future potential.** Residential conversion is subject to zoning, municipal approvals, building codes, and buyer due diligence.

- **Water/Sewer:** Public
- **Cooling:** Ductless
- **Heating:** Forced Air; Nat. Gas
- **Ceiling Height:** 8'
- **Roof/Construction:** Asphalt/Block
- **Year Built:** 1920

2025 DEMOS	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	106,273	185,610	401,205
HOUSEHOLDS	47,292	78,146	168,479
DAYTIME POPULATION	134,126	200,524	308,116
AVERAGE HH INCOME	\$79,935	\$97,134	\$103,439
TOTAL BUSINESSES	10,055	15,130	26,351



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OFFERING PRICE

\$300,000

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

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VERSATILE OFFICE BUILDING

FLOOR 1



TOTAL: 3266 sq. ft

1st floor: 1974 sq. ft, 2nd floor: 1292 sq. ft, 3rd floor: 0 sq. ft

EXCLUDED AREAS: SCREENED PORCH: 163 sq. ft, LOW CEILING: 144 sq. ft, ATTIC: 866 sq. ft,
WALLS: 274 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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VERSATILE OFFICE BUILDING

FLOOR 2



TOTAL: 3266 sq. ft

1st floor: 1974 sq. ft, 2nd floor: 1292 sq. ft, 3rd floor: 0 sq. ft

EXCLUDED AREAS: SCREENED PORCH: 163 sq. ft, LOW CEILING: 144 sq. ft, ATTIC: 866 sq. ft,
WALLS: 274 sq. ft

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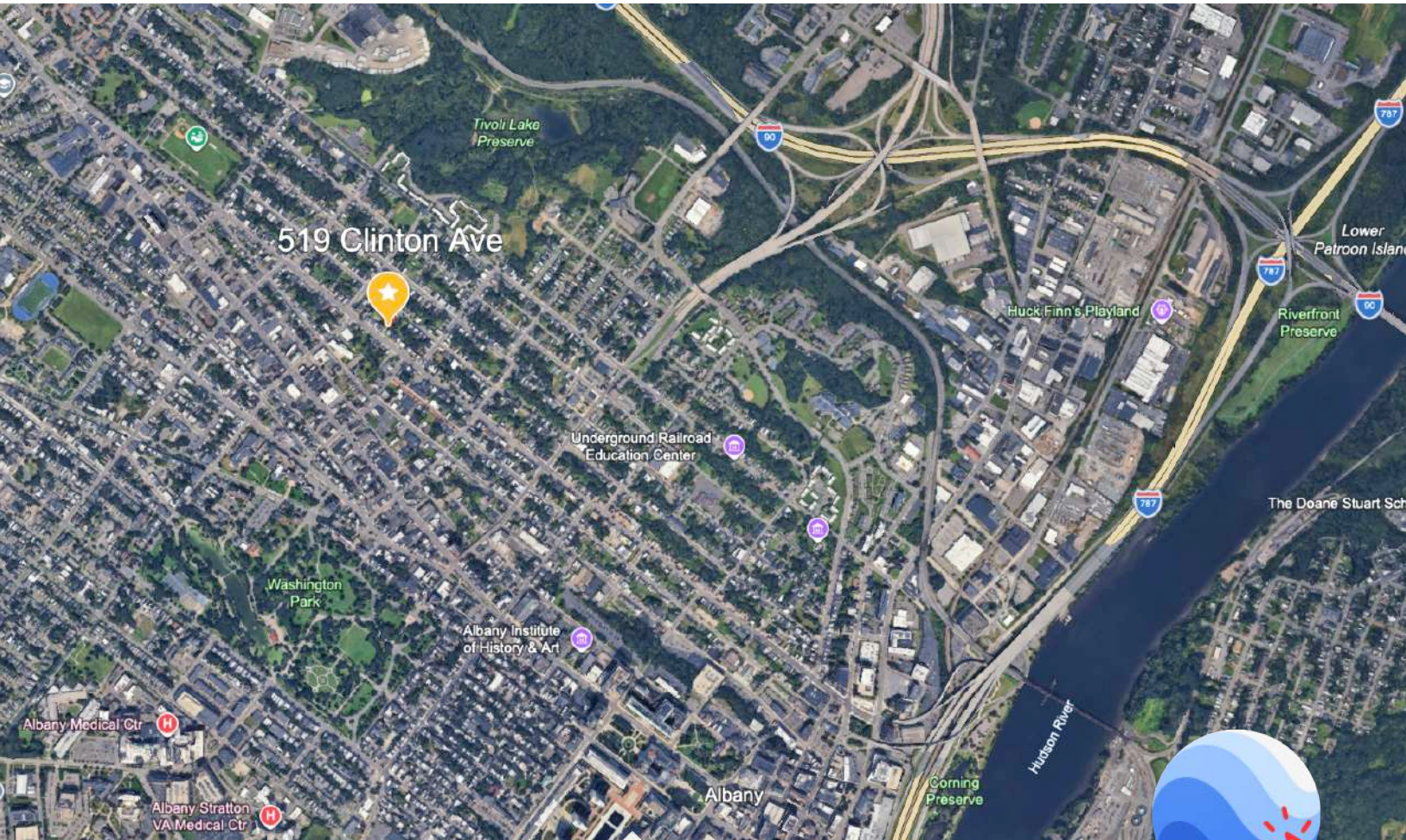
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*If viewing digitally, click the Google Earth icon to further explore the area.



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