

**FOR SALE
OR
FOR LEASE**

940 Western Avenue

Albany, NY

**For Sale at
\$419,000**

**For Lease at
\$16.95 rsf**



FEATURES

- 2 story mixed use—3 bedroom residential upstairs, medical/retail downstairs
- 1,232 rsf per floor
- 1st floor currently foot care practice—waiting, reception/business office, 6 office or exam rooms, private and public bathroom.
- Available for sale or lease, current owner lives upstairs
- Tenant to pay utilities, janitorial and snow removal

LOCATION

- Located on busy Western Avenue with CDTA & school bus lines
- High traffic count—26,010 property, 42,140 for adjacent Rt 85
- Easy access to I-87 and I-90. Minutes from SUNY uptown campus,

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Douglas Marr, CCIM
NYS Lic. Assoc. Real Estate Broker
(518) 462-7491 x 204 office
(518) 225-7608 cell
dmarr@carrowrealestate.com

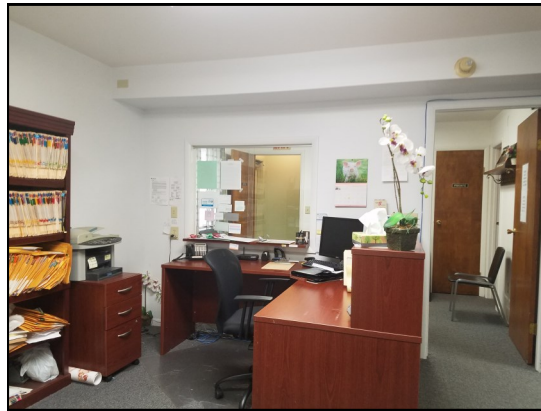
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PHOTO GALLERY



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PARKING



MAP



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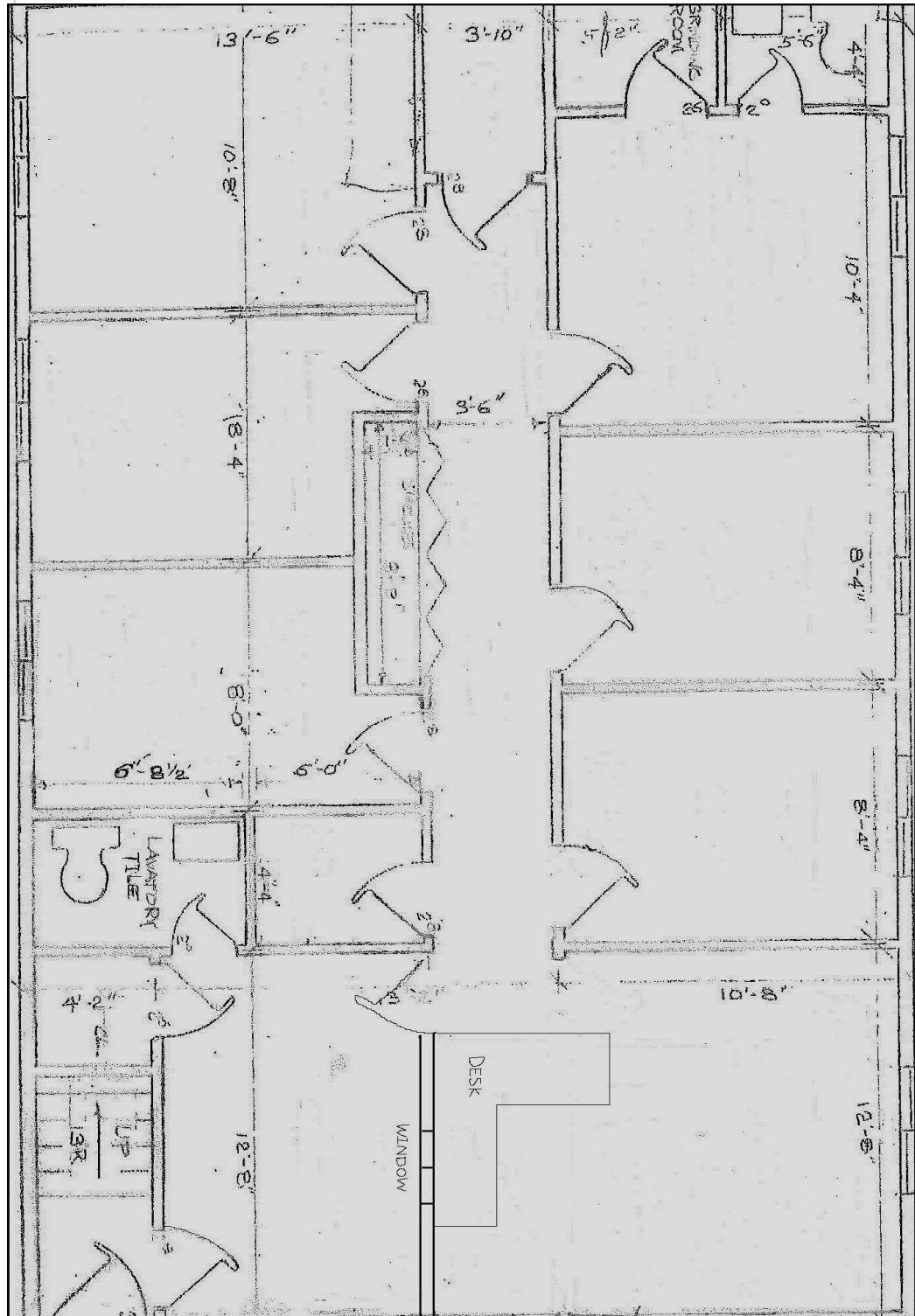
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FIRST FLOOR



940 Western Avenue
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