

# 15,000 Sq Ft Class B Office Building For Sale

403 NEW KARNER ROAD | 15,000 SF | ALBANY, NY

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,650,000
<b>Lot Size:</b>	2.2 Acres
<b>Building Size:</b>	15,000 SF
<b>Building Class:</b>	B
<b>Ceiling Height:</b>	9.0 FT
<b>Year Built:</b>	1990
<b>Renovated:</b>	2015
<b>Zoning:</b>	NCOR - Town of Colonie
<b>Market:</b>	Albany - Schenectady - Troy
<b>Sub Market:</b>	Town of Colonie
<b>Cross Streets:</b>	Central Avenue

### PROPERTY HIGHLIGHTS

- Class B Office Building For Sale
- 15,000 Square Feet
- Central Location
- On Bus and Express Bus Route
- 4 Year Old Roof
- Computerized Energy Management System
- Computer Controlled Access System
- CCTV Cameras
- On Site Shower For Employee's

#### FOR MORE INFORMATION CONTACT:

**BRETT BAXT** NYS Licensed Associate Real Estate Broker  
bbaxt@howardgroup.com (P) 518.452.1881 x13 (C) 518.281.4389

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## ADDITIONAL PHOTOS



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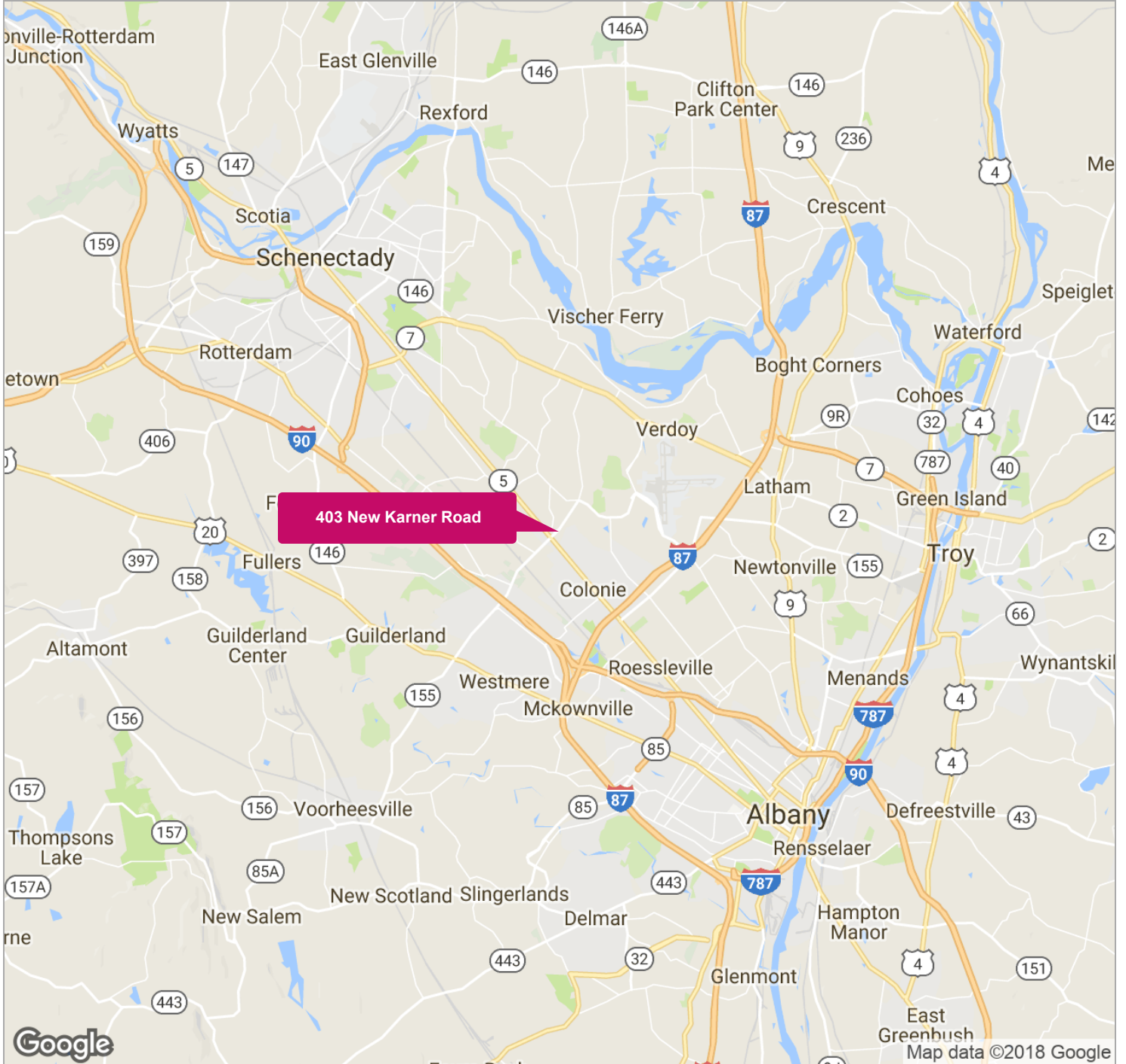
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## REGIONAL MAP



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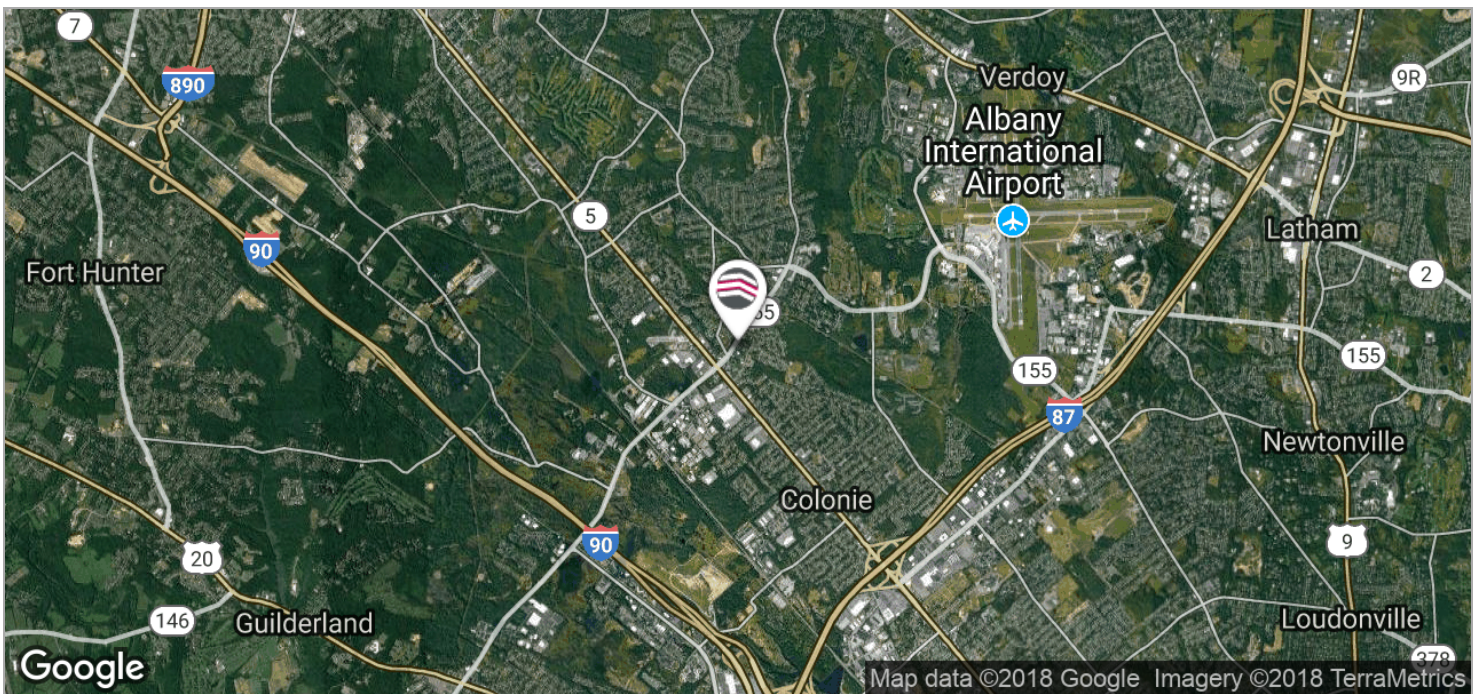
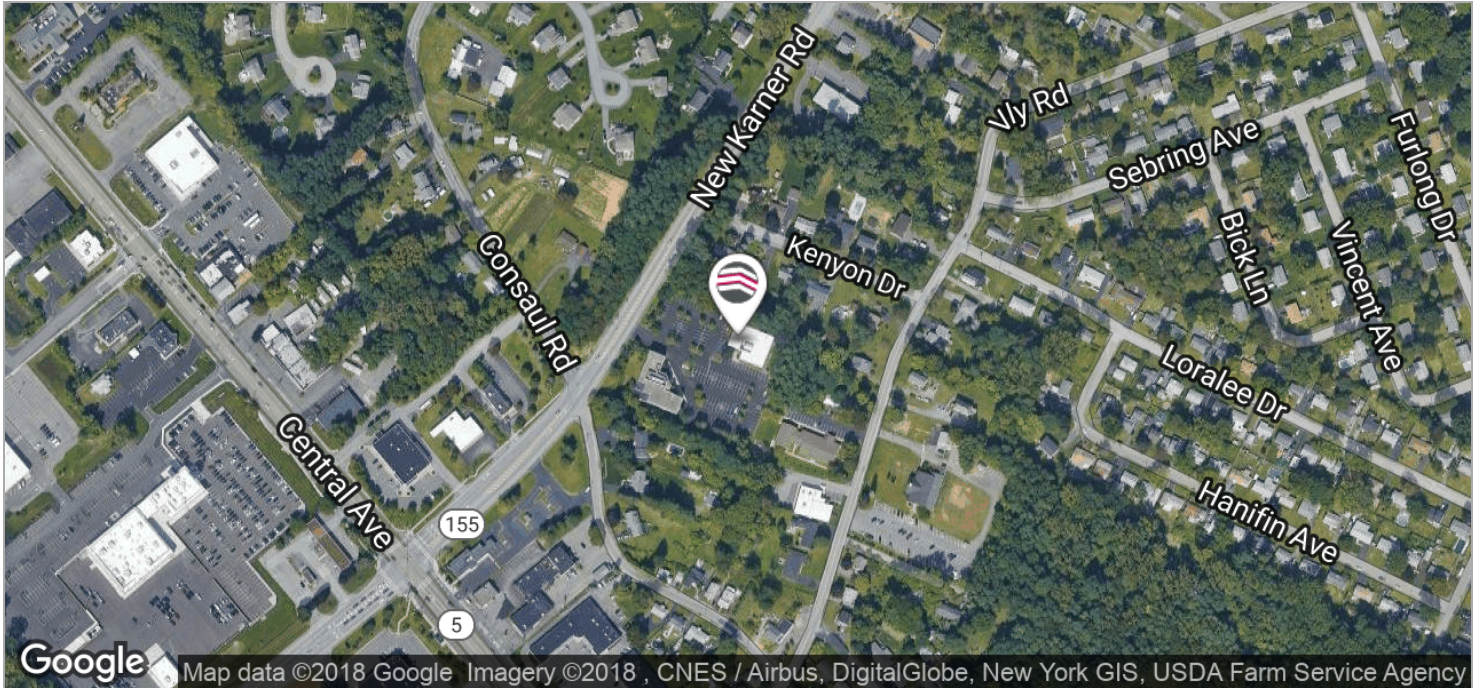
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## LOCATION MAPS



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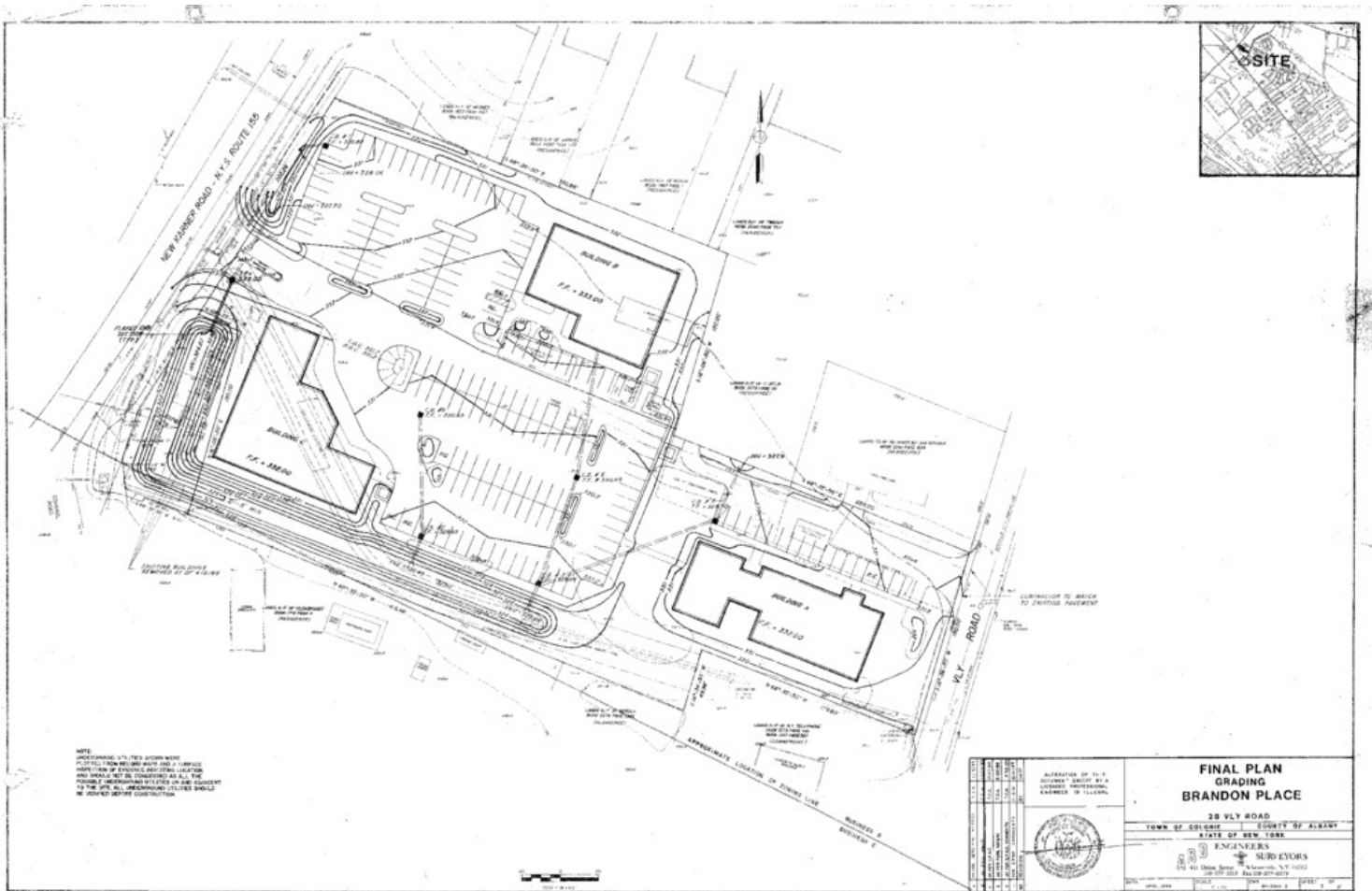
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## SITE PLAN



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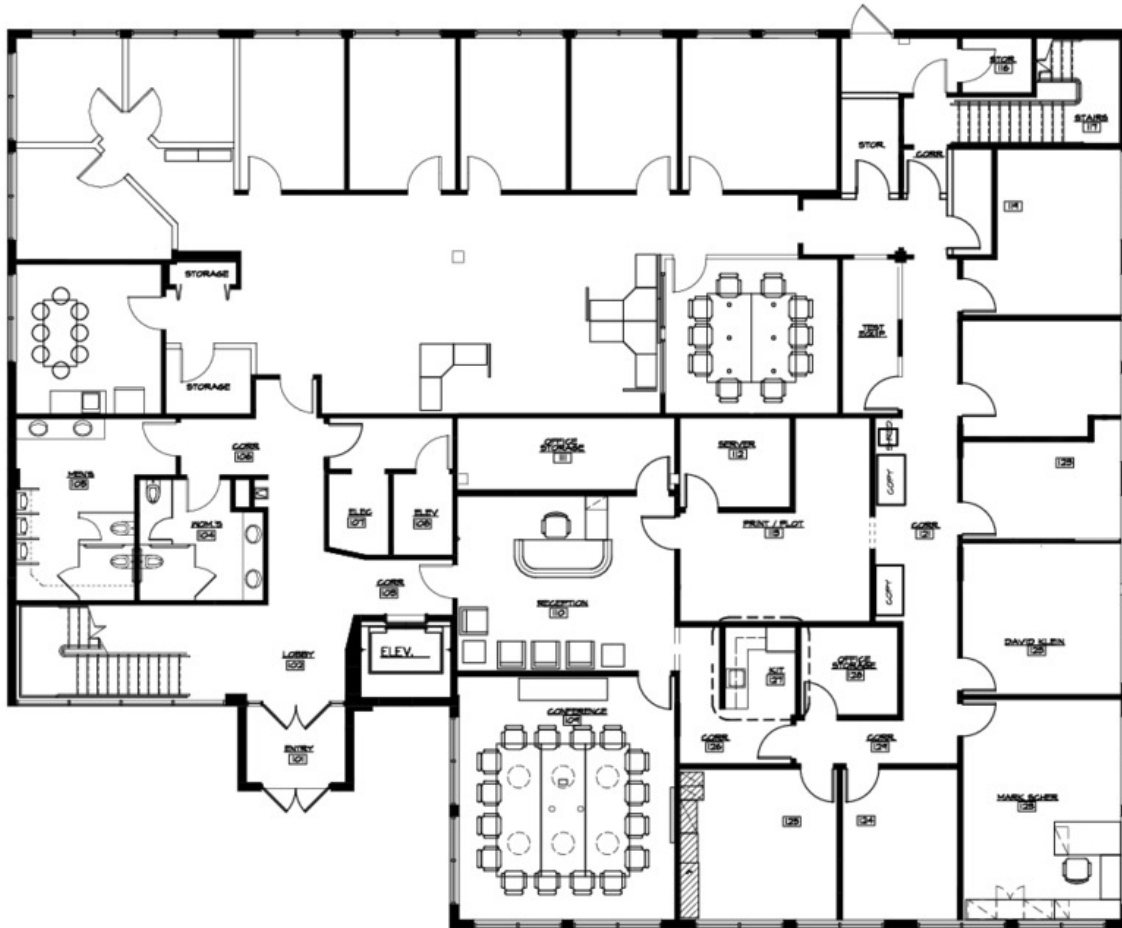
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## FLOOR PLANS



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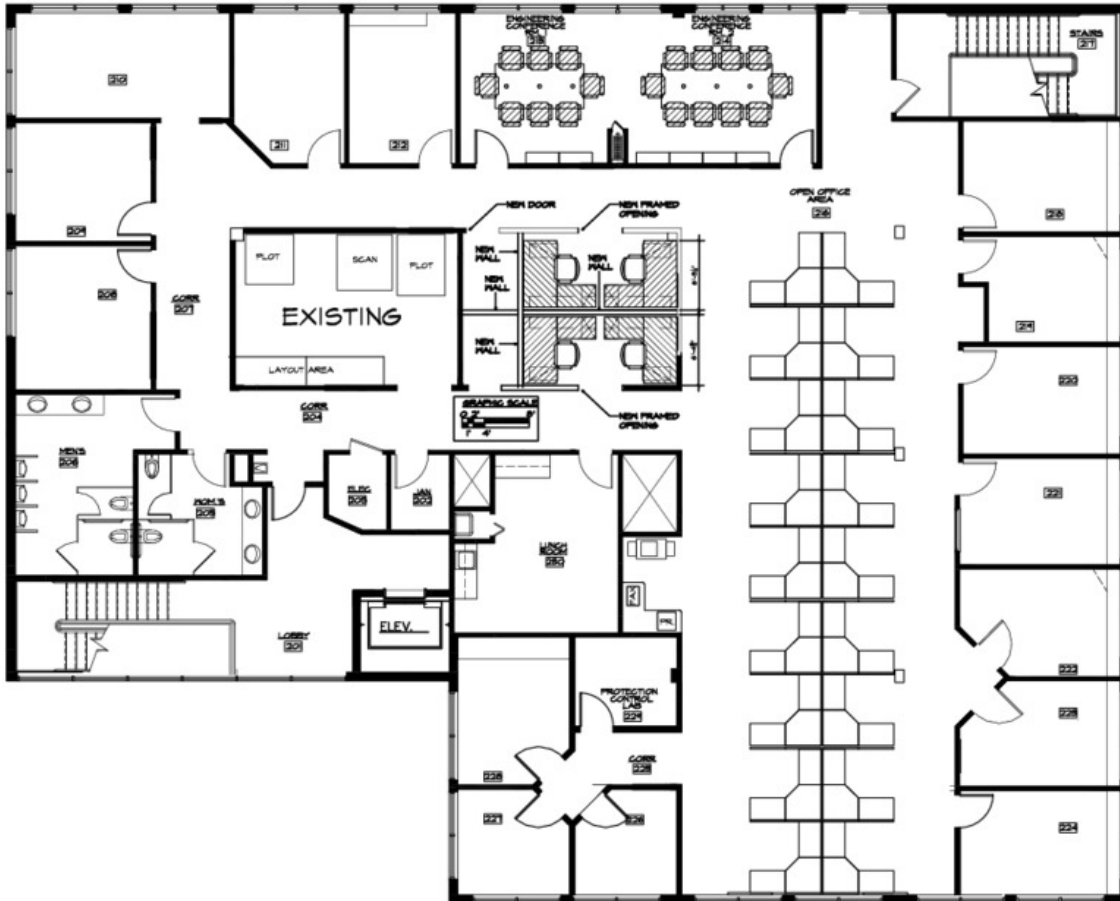
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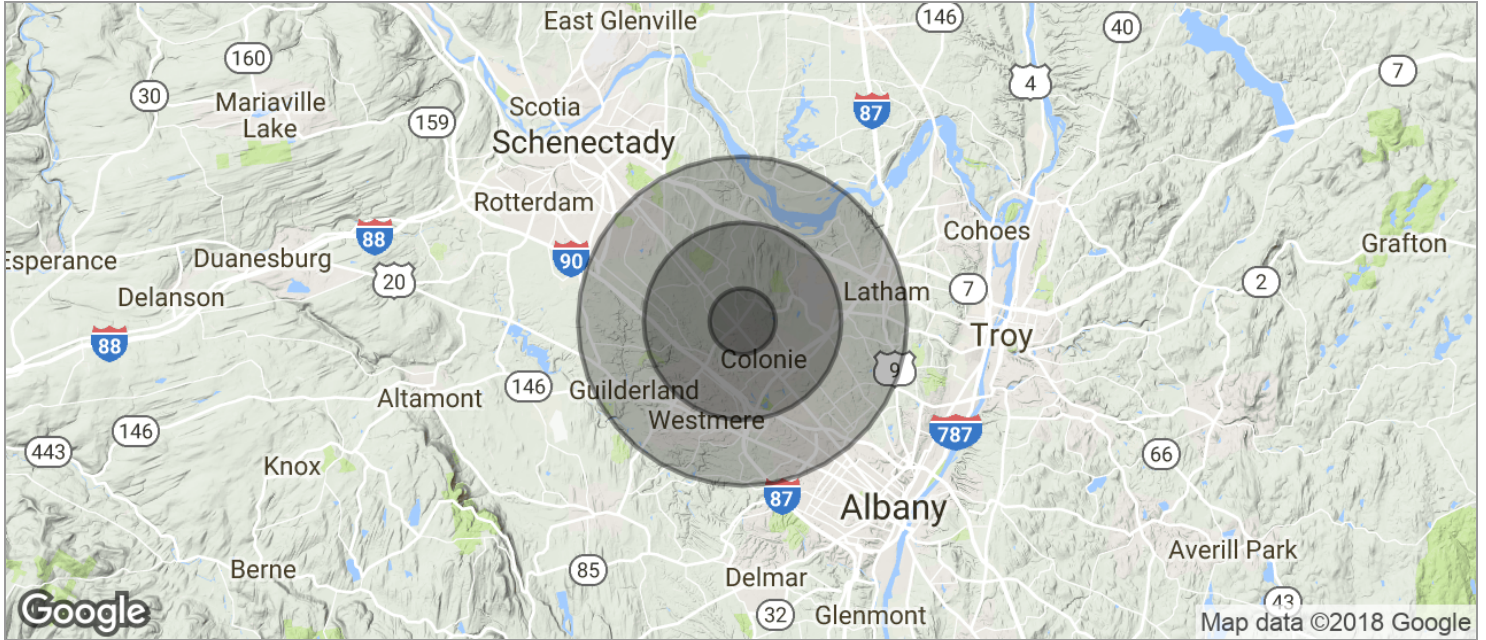
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,263	36,945	118,616
MEDIAN AGE	42.8	42.5	40.1
MEDIAN AGE (MALE)	41.2	40.1	37.9
MEDIAN AGE (FEMALE)	44.2	44.3	42.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,689	13,380	44,809
# OF PERSONS PER HH	2.5	2.8	2.6
AVERAGE HH INCOME	\$86,347	\$87,832	\$85,056
AVERAGE HOUSE VALUE	\$207,164	\$227,269	\$244,922

\* Demographic data derived from 2010 US Census

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## DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total households	1,689	13,380	44,809
Total persons per hh	2.5	2.8	2.6
Average hh income	\$86,347	\$87,832	\$85,056
Average house value	\$207,164	\$227,269	\$244,922

	1 MILE	3 MILES	5 MILES
Total population	4,263	36,945	118,616
Median age	42.8	42.5	40.1
Median age (male)	41.2	40.1	37.9
Median age (female)	44.2	44.3	42.0

\* Demographic data derived from 2010 US Census



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## ADVISOR BIO & CONTACT

### BRETT BAXT

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1735 Central Ave 2nd Floor  
Albany, NY 12205

T 518.452.1881 x13  
C 518.281.4389  
bbaxt@howardgroup.com  
NY #30BA1102054

#### Professional Background

Brett has been in real estate since February of 2005 and has been with The Howard Group since May of 2006 where he holds his Associate Broker's license and has completed over \$40 Million worth of commercial transactions with many more in the pipeline.

Since he has been with the company, Brett has completed transactions in all facets of the business including residential, retail, office, and industrial properties representing both owners/landlords and purchasers/tenants with all of their needs throughout the marketplace.

Tenants/Buyers include AutoZone Inc., Farmer's Insurance, Phenix Hair Salon Suites, HIXNY, Xchangeworks Inc. (Start-Up New York), Emerson Power and Water Solutions, Cumberland Farms, Dickey's BBQ Restaurant, First Hartford Realty, Protection One Alarm Company, NRT Realty, and many more local small business tenants.

Landlords/Sellers include NES Rentals, Lerner Heidenberg Properties, Klaff Realty LP., Malm Realty, Whitney Lane Holdings LLC, and many more local owners.

Brett also assists The Howard Group's management and development divisions in many areas of the day to day management of the properties and projects in the development pipeline. He is also New York State Supreme Court Part 36 certified to act as a court appointed receiver, property manager, and/or real estate broker as well as a New York State licensed Notary Public. Brett also teaches Real Estate at the Manfred Real Estate Learning Center in based in Latham, NY. He is also a licensed Real Estate Broker in the Commonwealth of Massachusetts.

Prior to his career in real estate, Brett was in Manhattan working in the retail advertising and marketing industry managing the creation and execution of multi-million dollar integrated marketing campaigns for fortune 500 companies including Nestle, Nestle Waters North America, The Absolut Spirits Company, and The Port Authority of NY and NJ.

Brett graduated from the University of Massachusetts – Amherst in 2001 with a bachelor's degree in communications. He lives in Albany, NY with his wife and two children.

Specialties: Valuation, Brokerage, Development, Property Management, Site Selection, Tenant Representation, Receivership, Distressed Assets

#### Memberships & Affiliations

Commercial and Industrial Real Estate Broker Inc. (2018 President)  
Greater Capital Association of Realtors  
New York State Commercial Association of Realtors

International Council of Shopping Centers

Albany Colonie Regional Chamber of Commerce  
Saratoga Chamber of Commerce

Alpha Epsilon Pi Fraternity  
Albany City Lodge #540 - Knight of Pythias

#### Education

University of Massachusetts - Amherst, MA  
Class of 2001, BS - Communication

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