

**FOR SALE
OR
FOR LEASE**

9 Thurlow Terrace

Albany, NY



FEATURES

- Rare, stunning, and well maintained mansion overlooking Washington Park
- Private and quiet cul de sac
- Beautiful spacious balconies
- Large windows and great views
- Classically appointed professional law offices
- High ceilings and impressive conference rooms

LOCATION

- Many close retail amenities, minutes to I90 and downtown Albany
- Enclosed CDTA bus stop at end of street
- Nearby SUNY 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



Adding Value Through
Professional Real Estate Services

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PROPERTY

- 10,249 sq.ft. 4 level main building
- 1,237 sq.ft. 2 level carriage house for commercial or residential use
- Block building construction with asphalt shingled roof on a 0.52 acre lot
- Elevator service to 3 floors
- Keypad security access with inside motion detectors
- Fiber internet with CAT 6 wiring
- 25 car parking / Public water and sewer
- 2016 resurface and restriped parking lot
- Listed on the National Register of Historic Places as a Contributing Resource of the Washington Park Historic District, and potentially eligible for federal and state historic tax credits

ECONOMICS

For Sale at \$ 995,000

For Lease at \$12.00 triple net

Carriage house terms to be negotiated

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PHOTO GALLERY



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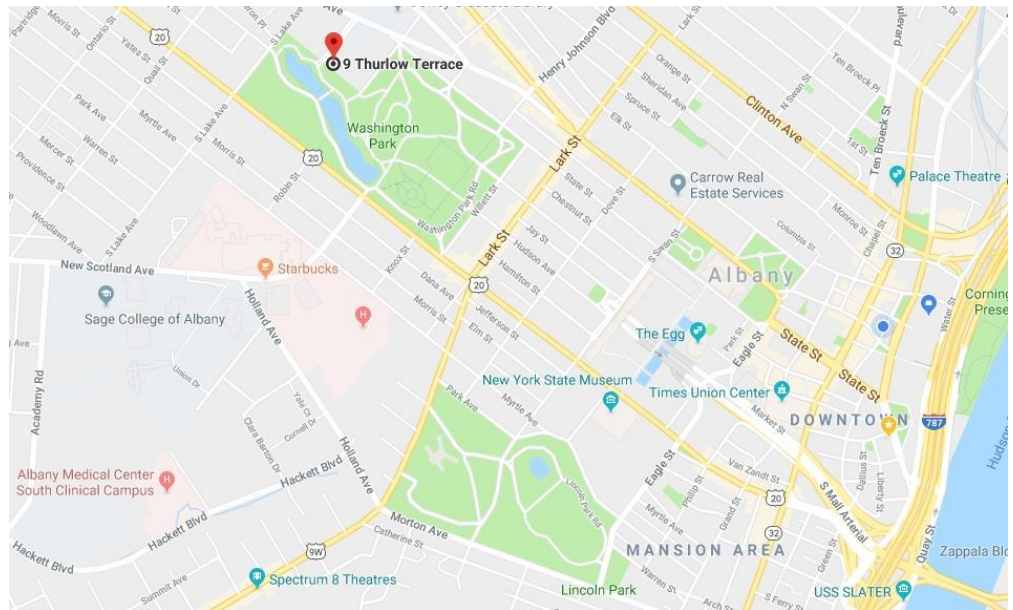
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MAPS



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