

FOR SALE

\$1,750,000

INDUSTRIAL

44-68 TIVOLI STREET

ALBANY, NY 12207

Tyler Culberson, SIOR

Associate Real Estate Broker

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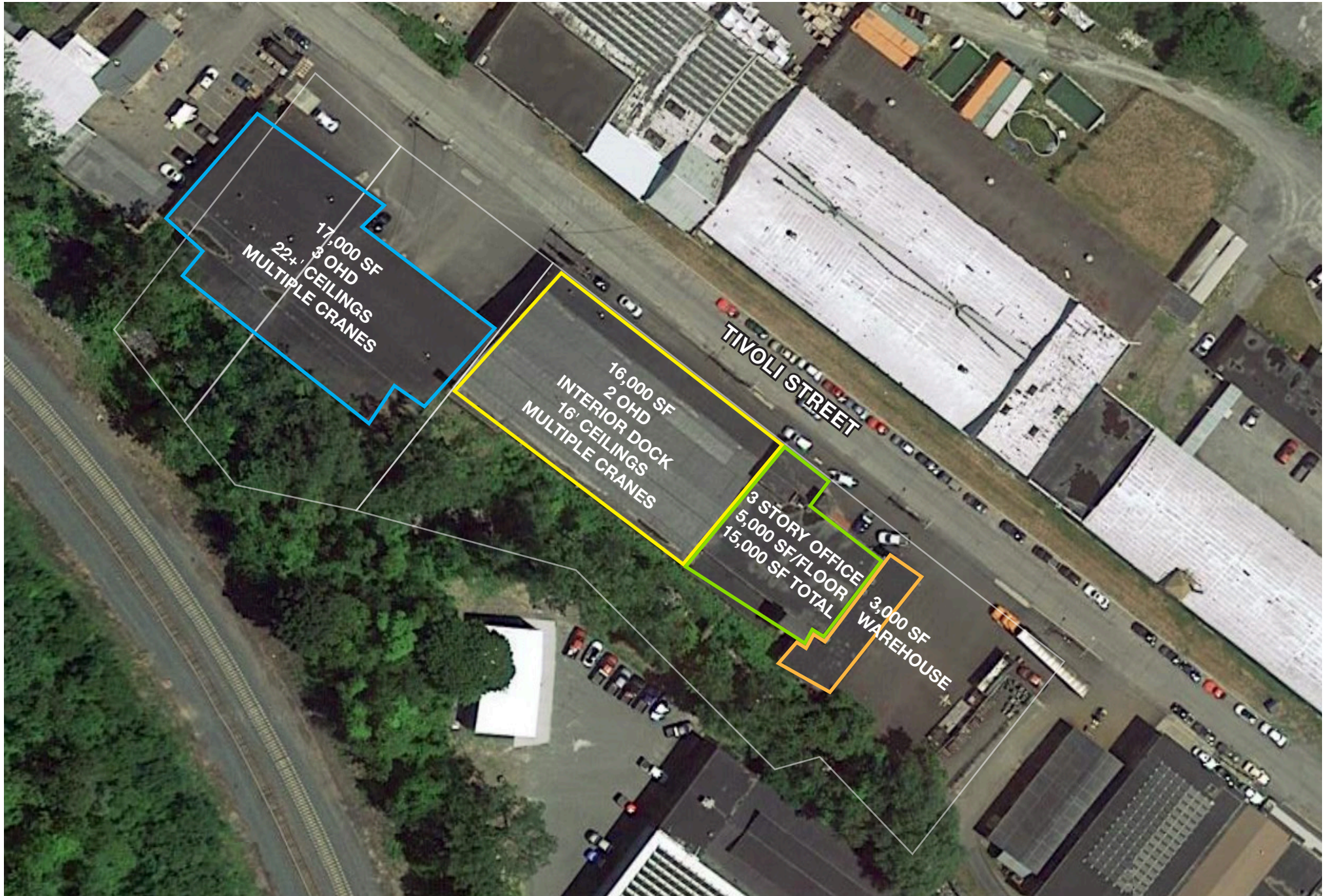


PROPERTY FEATURES

- Over 50,000 SF of industrial space
- 15,000 SF of finished office space
- Multiple docks and 14 ft overhead drive-in doors
- 16-22 ft ceilings
- Existing ownership can remain in place as partial tenant
- Estimated RE Taxes: \$19,730.14
- Utilities: \$14,000 annually
- Zoning: Industrial
- Located in Opportunity Zone



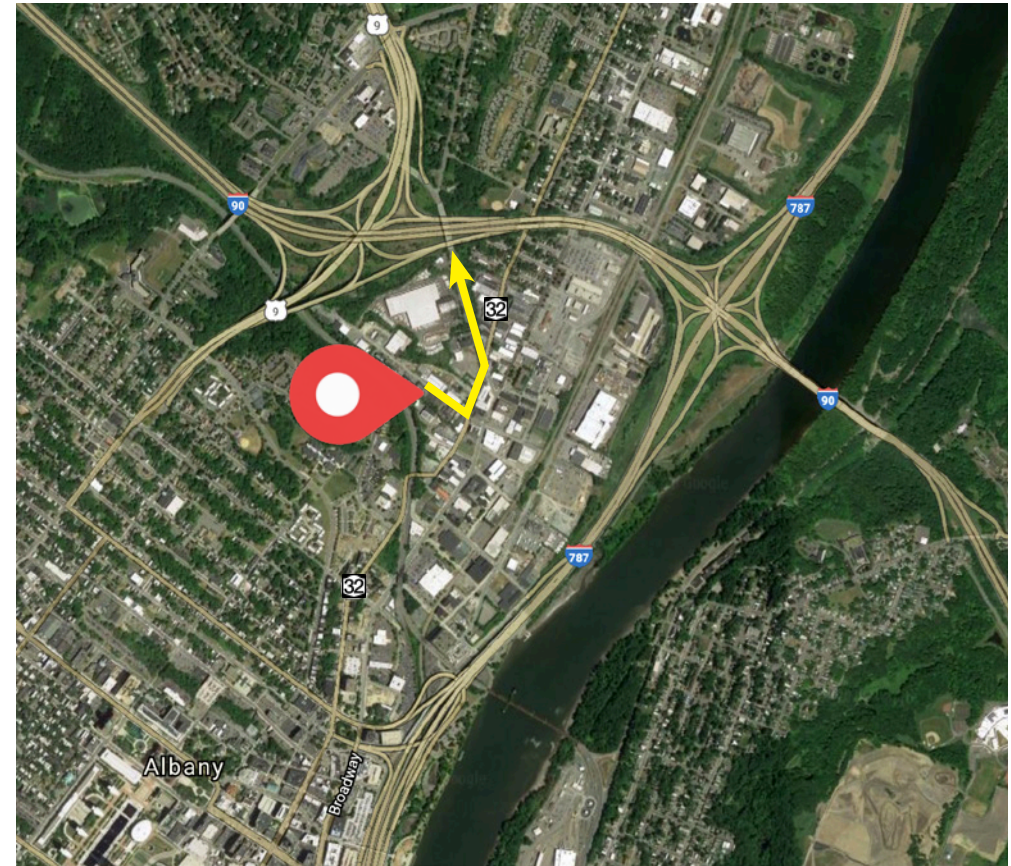
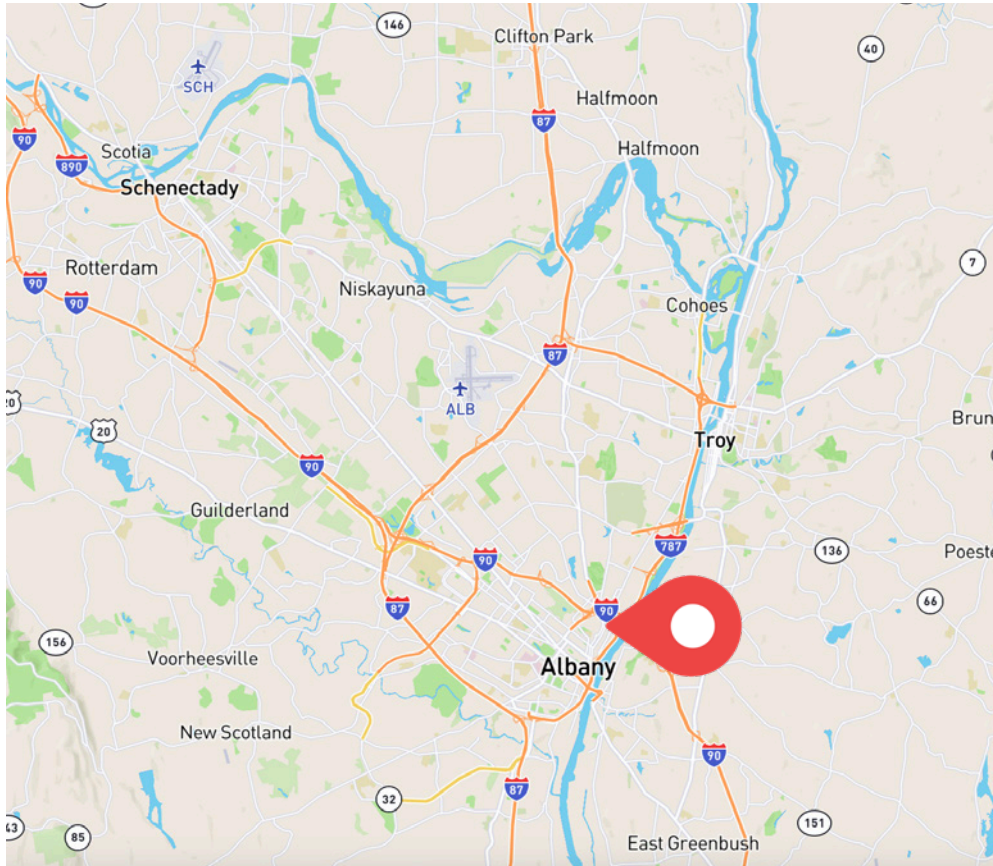
FLOOR PLAN



INTERIOR



ACCESS



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