

# FOR SALE - MIXED USE DEVELOPMENT PROPERTY

69 North Pearl Street, Albany, New York



## BUILDING DETAILS

Sale Price:	<del>\$750,000</del> <b>\$695,000</b>
Building SF:	19,600
Leased SF:	6,600 1st Floor 2,500 Ground Floor
Available SF:	13,000 Upper Floor
Zoning:	MU-DT
Parcel:	0.16 Acres
Ceiling Height:	15'
Water:	Municipal
Heat:	GHA
Construction:	Masonry
Roof:	EPDM
Year Built:	2003
Condition:	Excellent

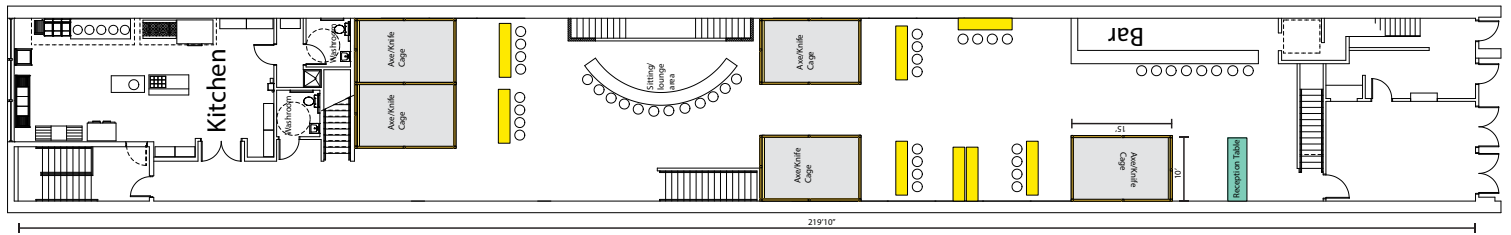
## Property Overview

- 6,600 SF Restaurant with full commercial kitchen, 2 bars, 2,500 SF basement lounge with 1 bar, and 500 SF mezzanine has been leased to recreation-themed tenant offering competitive axe-throwing, archery, and knife throwing activities.
- 13,000 SF on upper floors is raw space ripe for residential apartment build-out.
- Floorplans available showing 8 to 10 unit apartment buildouts.
- 796+ Newly Renovated Apartment Units within walking distance!
- 180 apartments are fully occupied across the street at the newly renovated Steuben and Kenmore buildings.
- Financials available for qualified buyers.

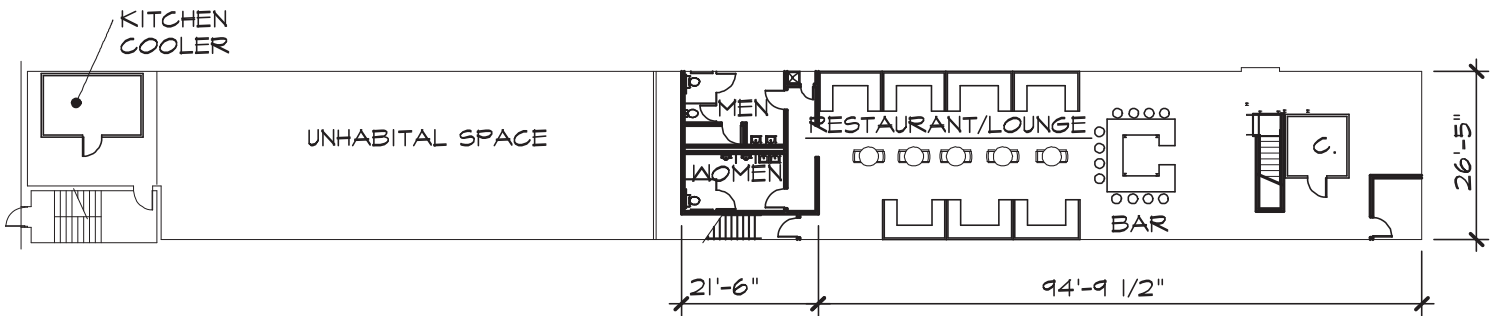


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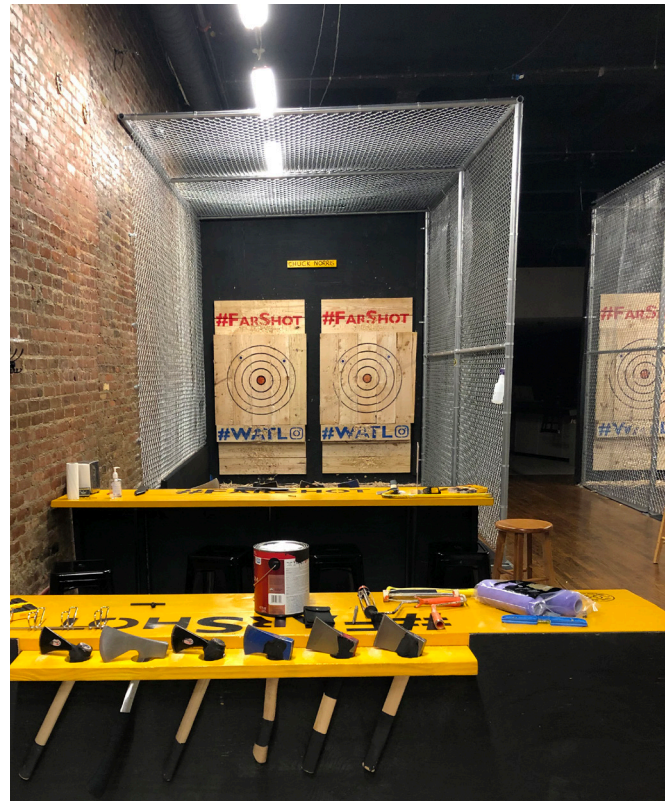
# FLOORPLANS



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



## 2 Lower Level Plan sk1 SCALE: 1" = 30'-0"





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Powerfully Connected. Fully Dedicated.



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