

# FOR SALE - MULTI-TENANT OFFICE BUILDING

951 Albany Shaker Road, Latham, New York 12184



## OFFERING SUMMARY

Sale Price:	\$995,000
2-Story Office:	9,636
1-Story Office:	3,582
Zoning:	ABA
Parcel:	1.46 Acres
Stories:	2
Parking:	50
Ceiling Height:	10'
Water:	Municipal
Heat:	GHA
Construction:	Wood Frame
Roof:	Shingle
Year Built:	1983
Condition:	Very Good

## Property Overview

- Attractivemulti-tenant or single-tenant office buildings (connecting hallway between the two) in Airport Park
- High visibility on high-traffic Albany Shaker Road (AADT = 18,000)
- Works for owner-occupants who need all 13,218 SF or want rental income / expansion space
- Several month-to-month tenants and ample parking
- Owner will lease back 3,582 SF medical office building for six months after sale closes



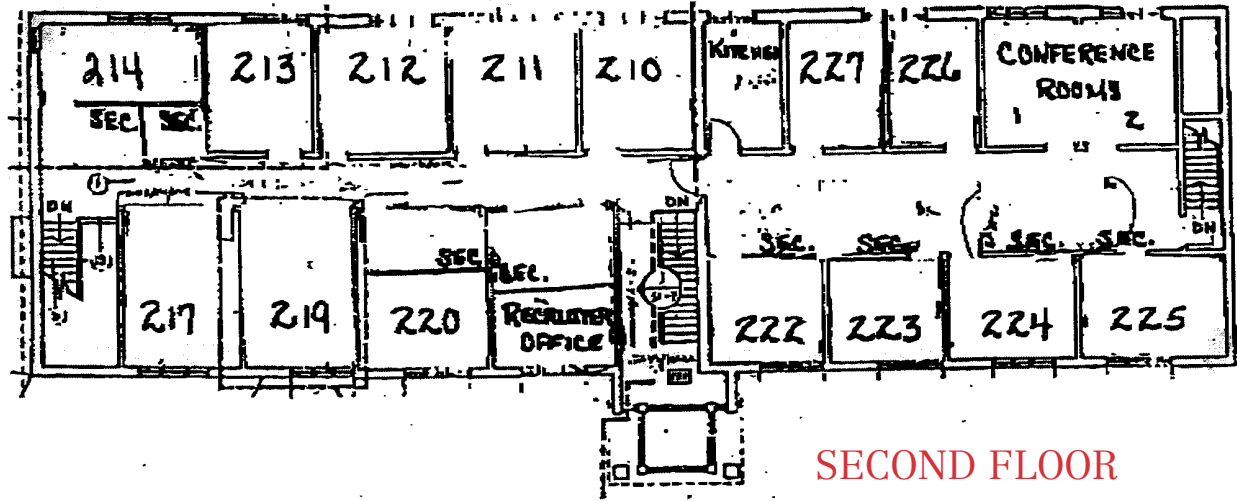
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FLOOR PLANS



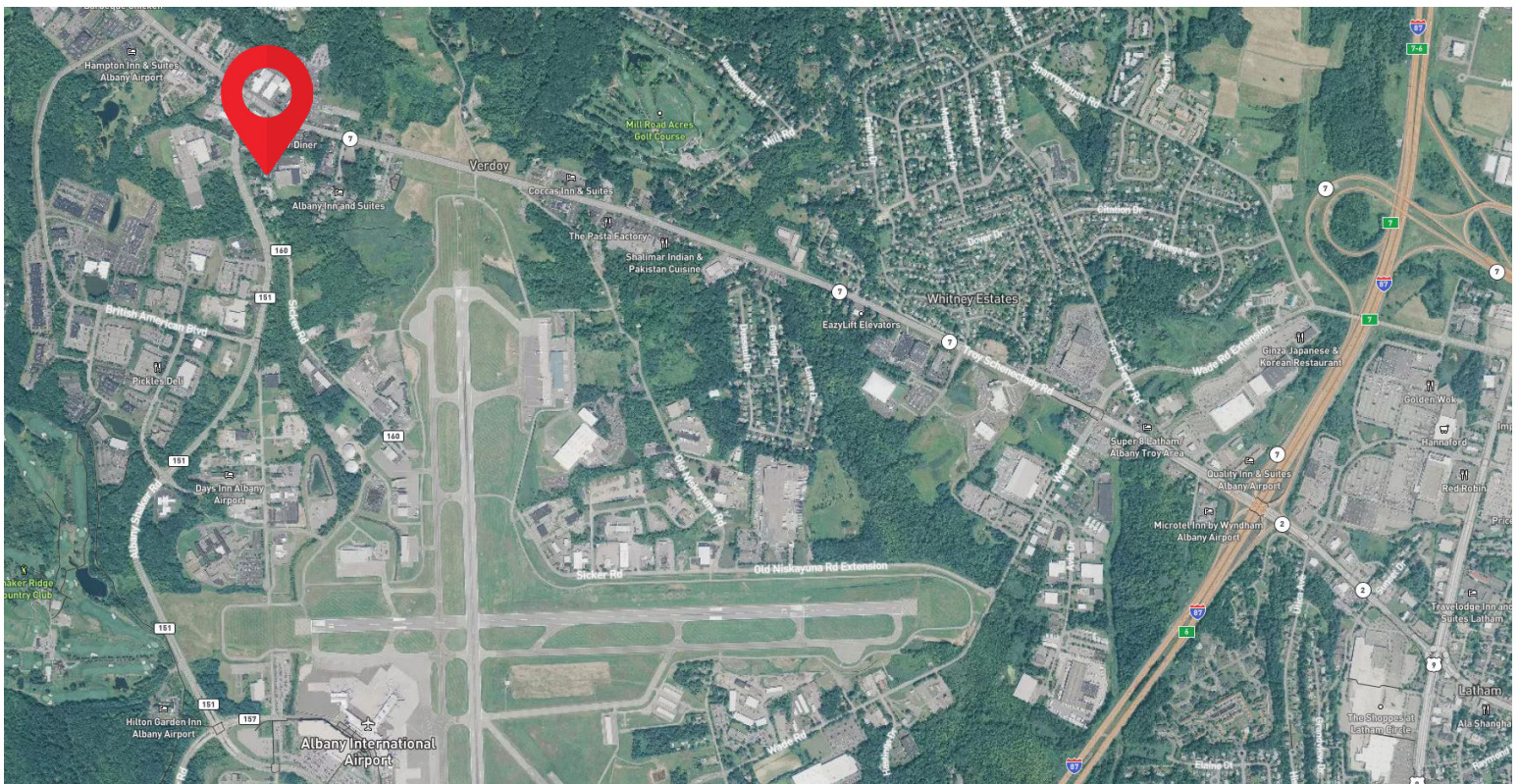
FIRST FLOOR





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