

# 27 Western Avenue Albany, NY (Former school)

- 27,608 SF
- .54 acres
- Zoned: R-2B
- Paved parking for +/-24 spaces
- All utilities are municipal
- Assessed value: \$1,431,000



Main Entrance– Robin Street

**For Sale**  
**\$525,000**  
**Tax ID#: 65.71-2-1**



Western Avenue entrance



Main interior entrance



Typical classroom

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## The Adult Learning Center

**Layout:** Main entrance at the west side of the building (Robin Street). First floor contains open foyer at the entrance with classrooms and offices around the perimeter. Second floor contains classrooms, a sound room, offices, a break room and (1) two-fixture lavatories. The third floor contains classrooms, a sound room, offices, a break room and (1) two-fixture lavatory. The basement houses a boiler room, (2) classrooms, a stock room, and (1) 18-fixture lavatory and (1) 17 fixture lavatory. Ceiling height is 12' to 20'. Two stairwells service all three floors located at the north and south sides of the building.

**Interior Finishes:** Finishes include combination vinyl tile, commercial grade carpeting and original wood floors. Combination tin ceiling, wood ceilings and 2'4' ceiling tiles, with recessed and suspended fluorescent lighting. Combination painted sheetrock, plaster, and painted brick walls with original wood framed, double hung windows. Lavatory finishes include tile floors and partially tiled walls.

**Roof:** Rubber main. Entire new roof in 1992 with recent replacement to side wings in winter 2008.

**Sprinkler/Fire alarm:** Wet system which is monitored

**Security System:** Sonitrol in place

**HVAC:** Gas fired boiler steam heat with oil back-up (multi-fueled). Air conditioning in one upstairs room only

**Plumbing:** 50-Gallon, gas fired water tank. (1) 10 gallon, electric water tank

**Electric:** 800-amp; 3 phase main. 400-amp sub-panel

**Asbestos:** Management plan in place which identifies asbestos

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