

351 Hudson Avenue, Albany offered at \$1,500,000
eba Theater
Own a piece of history.....



- 13,215 SF Building
- 3500 SF Theater
- Dance Studio with offices

- 2500 SF Office space
- 970 SF Retail space floor
- 950 SF Apartment/top floor

- *Ideal Center Square corner in the heart of the city in a designated historic neighborhood on Lark Street.*
- *A special purpose building easily adaptable to many community uses or office space.*
- *Take advantage of the rental income generated by the retail space and apartment.*
- *On-street parking*
- *Garage parking available just one block away.*



First Floor:

Dance Studio with high tin ceiling
Kitchen
Reception
Locker rooms/bathrooms
Chairlift to second floor
Flower Shop - \$2336/ month

Second Floor:

Theater w/ balcony, stage, tin ceiling, 200 seats
Offices
Dressing rooms
Access to private deck

Third Floor:

3500 SF attic
950 SF, large 1 bedroom apartment with new electrical wiring

Building Systems:

Rubber mansard roof - 7 years old
Philadelphia gutters
Weil McClain Boiler - 3 years old, low pressure steam
Sistern w/ sump pump
Carbon Monoxide removal system
Dumb waiter to theater level
Gas and electric meters for main building, separate for flower shop

Financial information available upon request

Historical Significance

351 Hudson Avenue had a grain barn located on it for many years prior to approximately 1900, which later burned to the ground. The owner of the property gave the land to the Daughters of the Eastern Star - the Women's side of the Masonic Order. They built the current building as their Chapter House. There is a plaque on the Lark Street side of the building identifying the Eastern Star.

The building was constructed in 1916 and was used primarily by the Daughters. They would regularly rent the facility for a variety of community events. Mrs. Munsen's School of Proper Dance held Cotillion Social Dance Classes here for many years. The like of Mayor Erastus Corning (as a youngster) and many Albany Socialite children learned the social graces on the dance floor (a must for youngsters at that time). White gloves and best manners were expected as they learned all the social dances of the day.

Later the theater was rented to all the names in the music scene. Chuck Berry performed there and Elvis Presley loved the space - his manager said it was too small so he performed at the Palace Theater. Jazz music festivals, a music cafe, dances, fashion shows, proms, weddings, international film festivals, music and theater from all parts of the US and abroad have been presented at 351 Hudson.

Sometime before 1960, the Daughters sold the property that was their outdoor walled garden. It was entranced through the french doors which still exist in the studio. A small building was built on the property. It was the office of CHIC (Capitol Hill Improvement Corporation) for many years and is now the home of Cafe Vero.

eba purchased the building from the Daughters in 1977. There have been only two owners - both women run organizations and both not for profit community organizations.

eba has invested over \$500,000 in the property during the past 34 years and has meticulously maintained and restored the building. New floors, new window covers, new lighting and sound, new roofs (3), new carpets, new tables and chairs, new stage draperies, insulation of the theater ceiling and the entire attic, new electrical including 3 phase power on the 2nd and balcony levels, a new boiler, new sump pump in the cistern, cement sidewalk tops for the grates, exterior painting and window caulking every 5 years, complete restoration of the terra cotta porch, relined gutters, interior wall replacement, new ceilings on landings, complete restoration of the original tin ceilings in the theater, studio and art gallery, new handicapped entrance and chair lift to the 2nd floor, red maple trees in front with wrought iron enclosed flower gardens, handicapped bathrooms and locker rooms, a new art gallery, renovation of loges and closets into office suites, new electrical, plumbing, kitchen and bathroom in the apartment, internet access throughout the building and a patio deck off the second floor.

The facility is in excellent condition. It will always need tender loving care and upkeep. It is ready for immediate use by creative people.



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