

374 Broadway, Albany For Sale \$625,000

Located across from the historic SUNY Administration Building and adjacent to the proposed new Convention Center. Empire Zone benefits available.

This four story building was purchased in 2002. The first two floors were completed renovated into a "Top of the Line" fitness center with vaulted ceilings, exposed spiral ductwork and original brick, large internal staircase to second floor, locker rooms, and beautifully appointed open spaces.

Ideal uses include a restaurant, professional office space, or large retail store. A residential conversion of floors 3 and 4 is also possible with a 1600 SF roof located off the 4th floor for potential deck. Views of the Capital and historic buildings are in front and rear of building.

Building Highlights:

- Square Footage:
 - First Floor—4576 SF
 - Second and Third Floors—3223 SF each
 - Fourth Floor—1578 SF
 - Total SF—12,600
- New Rubber Roofs 2004
- Rooftop HVAC units installed in 2002 to service first 2 floors
- Electrical — 3 phase/220 amps
- Wet sprinkler system
- Fire and smoke alarm system
- Elevator shaft installed
- One gas and one electric meter
- Tax Map #076.042-0005-042.0000000
- Parking—abundance of parking adjacent

Property Expenses:

- Taxes—\$10,000



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