

399 State Street

7 Condominium Apartments For Sale

\$565,000



Overlooking Washington Park in Albany's premiere downtown neighborhood, 399 State Street is offering 7 fully furnished studios for sale. These units can be purchased individually or in a group.

Ideal investment for any local company that uses local hotel rooms at least 8 or 9 days per month and wants to provide upscale accommodations to their visitors.



Elliott Rosen

Associate Broker

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www.tlmetzger.com

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All units are fully furnished and are currently being used as hotel rooms. Daily rates are from \$135 to \$150. Monthly rates are approximately \$2,500 per month.

This 70 unit condo building has:

- a newer steam furnace
- 3 year old hot water boiler
- Roof was recently recoated
- monitored fire alarm/ security system
- All new energy efficient windows installed throughout

Summary of the Units

Unit	Size	Park View	Annual			Selling Price
			Condo Fee	School Tax	Property Tax	
301	452 SF	Yes	\$220	\$735	\$491	\$95,000
308	341 SF	No	\$160	\$591	\$395	\$60,000
404	424 SF	Yes	\$210	\$735	\$491	\$90,000
604	447 SF	Yes	\$210	\$775	\$517	\$90,000
607	338 SF	No	\$160	\$588	\$392	\$70,000
608	339 SF	City	\$160	\$588	\$392	\$80,000
808	341 SF	City	\$160	\$588	\$392	\$80,000
Totals: 2,682 SF			\$1,280	\$4,600	\$3,080	\$565,000



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Unit 301– Kitchenette



Unit 308– Bedroom



Unit 604- Bedroom



Unit 607– kitchenette



Unit 607– sitting area



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