

## 42 Howard Street– Ballingers Downtown Albany

- 10,144 Total SF
- 9,071f USF
- Wine cellar– lower level
- First floor bar & dining room
- 2nd floor dining and catering room
- 3rd floor ideal for banquet conversion
- Patio
- Parking for 12 cars
- Taxes: \$28,500 approx
- Also available for lease @ \$10,000 / month
- Ideal for restaurant, catering/banquet facility

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**\$1,100,000**  
**Tax ID: 76.42-1-10**

Historic, architectural gem two blocks  
from the Capital Building, one block from  
the Times Union Center

Downtown Albany on the Corner of Howard and Lodge  
Streets

All information deemed reliable but not guaranteed