

# FOR SALE: \$291,000

## 56 Sheridan Ave Albany, NY



**A chance to purchase a piece of history. Built in 1838 as a public school, this building now offers modern office space with lots of light and just the right character. A must see! Property is located across the street from the new Hampton Inn and the former Boyd Printing Plant which was just purchased, with development plans for residential and commercial use underway.**

- **3762 SF office building for sale**
- **3 Floors**  
**1200 SF each**
- **Separate meters and HVAC on each floor**
- **Handicap Accessible**
- **4 parking spaces located behind the building along w/ plenty of street parking**
- **Central Business District**
- **Assessed Value: \$290,000**
- **Taxes: \$11,000 estimated**
- **TAX ID#: 76.26-2-45**

# FOR SALE:

56 Sheridan Ave  
Albany, NY



I 787 to Clinton Avenue, left onto Chapel, right onto Sheridan

Web Site: [www.huntcommercial.com](http://www.huntcommercial.com)

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