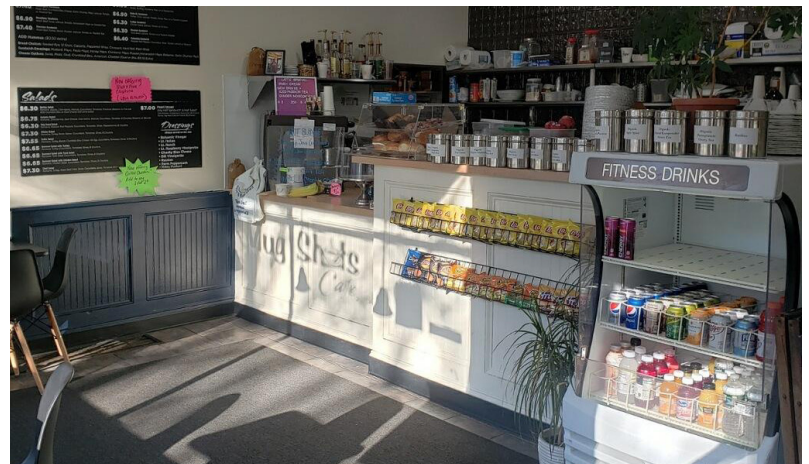


54 James Street

DOWNTOWN ALBANY

FOR SALE \$199,000 | Real Estate Only

FOR SALE \$20,000 | Mug Shots Business



TRACY METZGER
President

Please call or email me to set up a viewing or to learn more about this listing.

TL Metzger and Associates, LLC
418 Broadway
Albany, New York 12207

518-426-5211 x 103
Tracy@TLMetzger.com

Real estate and business are offered separately

Mug Shots café on the first floor

One bedroom apartment on the 2nd floor - \$875 per month plus electric

MUG SHOTS:

- Open M - F Hours 7:30 am to 3 pm
- Serves breakfast and lunch
- Totally renovated 2020 - most appliances as well
- New exterior awning

Apartment renovated in 2020

New roof 2020