

**For Lease - Downtown Albany, Ny Retail Space At 39 N Pearl - \$4,887.00/Month or \$1.33/SF/Month
39 North Pearl St, Albany, New York 12207**



Listing Contact - 1



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TITAN Commercial Realty Group LLC



Description

1ST FLOOR: +/- 3,665 SF RESTAURANT SPACE AVAILABLE. BUILDING IS GOING IN FOR APPROVALS TO CONVERT ALL UPPER FLOORS TO MARKET RATE APARTMENTS. PARKING: TWO-STORY UNDERGROUND PARKING GARAGE. SHORT WALK TO THE CAPITOL AND COURT HOUSES. BEST VALUE IN DOWNTOWN ALBANY.

Basic Information	
Lease Price:	\$1.33
Property Type:	Retail
Property Subtype:	Street Retail
Available Space:	3665.0 SF
Total Building:	54,000 SF
Lot Size:	0.5 Acres
REC Listing ID:	COM1048

Details			
Listing Details		Structure Details	
Lot Size:	0.5 Acres	Stories:	8
Street Frontage:	150.0	Units:	20
Ceiling Height:	12 Feet	Loading Docks:	0
Year Built:		Overhead Doors:	0
Parking Spaces:	83	Elevators:	2
Zoning:	MIXED USE	HVAC:	Natural Gas
		Power Amps:	200
		Power Phase:	3
		Heat:	Gas
		Sprinkler:	Wet
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Excellent

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.