

**For Sale - Commercial Sale - \$150,000**  
**20 Aviation Rd, Albany, New York 12205**



#### **Listing Contact - 1**



**Jessica Richer**

20 Aviation Rd, Albany, New York  
12205  
Work: 518-458-7000

**Hanna Commercial Real Estate**



#### **Description**

Successful/Established Dance Studio Business for Sale. 17-year history of providing diversity of classes serving all ages with over 200 students. Excellent reputation for quality classes, competitive teams and a caring environment where students are educated by dedicated teachers. Owner retiring and opportunity to take this stable business to new heights. Space consists of multiple studios/rehearsal spaces and sitting areas for adults to watch classes.

Basic Information	
Sale Price:	\$150,000
Price/SF:	\$19.57
Property Type:	Investment
Property Subtype:	Business Opportunity
Available Space:	7666.0 SF
Total Building:	10,700 SF
Lot Size:	0.76 Acres
REB Listing ID:	COM1113

Details			
Listing Details		Structure Details	
Lot Size:	0.76 Acres	HVAC:	Central Air
Ceiling Height:	8 Feet	Power Amps:	150
Year Built:		Heat:	Gas
Parking Spaces:	15	Sanitary System:	Septic
Zoning:	IABA	Water:	Public

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