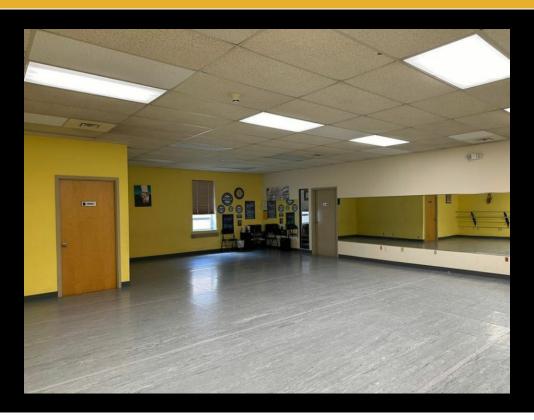
## For Sale - Commercial Sale - \$150,000 20 Aviation Rd, Albany, New York 12205



## **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		Structi	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	

<sup>\*</sup>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.