

**For Lease - 436 New Karner Rd - \$6,500.00/Month or \$1.67/SF/Month
436 New Karner Rd, Albany, New York 12205**



Listing Contact - 1



Vera Cohen

103 Troy Rd, East Greenbush, New York 12061

Work: 518-477-7355

Mobile: 518-633-1052

Vera Cohen Realty

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Description

We are pleased to present a prime opportunity featuring highly visible signage, capturing the attention of over 12,000 vehicles daily (AADT). The property boasts a generous parking lot accommodating more than 20 vehicles and is part of a distinguished tenant roster that includes a reputable real estate brokerage. This space offered is comprised of 5 to 6 first floor, expansive executive offices, previously utilized by a video production company. Each office is equipped with large executive desks and soundproofing. The location offers convenient access to Central Avenue, Watervliet Shaker Road, Vly Road, Western Avenue, as well as I-90 and I-87 Thruway, enhancing connectivity for both clients and employees. NYS Licensed Real Estate Broker has ownership interest.

Basic Information	
Lease Price:	\$1.67
Property Type:	Office
Available Space:	3900.0 SF
Total Building:	3,900 SF
Lot Size:	3.7 Acres
REB Listing ID:	COM1146

Details			
Listing Details		Structure Details	
Lot Size:	3.7 Acres	HVAC:	Central
Year Built:		Heat:	Gas
Parking Spaces:	15	Sanitary System:	Septic
		Water:	Public

*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.