

**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		Details			
Sale Price:	\$150,000	Listing Details		Structure Details	
Price/SF:	\$19.57				
Property Type:	Investment	Lot Size:	0.76 Acres	Power Amps:	150
Available Space:	7666.0 SF	Ceiling Height:	8 Feet	Heat:	Gas
Total Building:	10,700 SF	Year Built:		Sanitary System:	Septic
Lot Size:	0.76 Acres	Parking Spaces:	15	Water:	Public
REB Listing ID:	COM1157	Zoning:	IABA		

\*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.