

**For Lease - Professional Office At 1465 Western Avenue, Albany, Ny - \$3,500.00/Month  
or \$2.50/SF/Month  
1465 Western Ave, Albany, Albany, New York 12203**



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



**Todd Drowlette**

24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group  
LLC**



#### **Description**

LOCATED AT CORNER OF WESTERN AVENUE AND FULLER ROAD Across from stuyvesant plaza  
AVAILABLE SPACE: ~1,400 square feet  
BUILT OUT EXISTING general dentistry office  
WAS ACQUIRED BY DENTAL PRACTICE DOWN THE ROAD  
Ideal for medical office, office, or retail  
TRAFFIC COUNT: 25,419 vehicles/day on western ave. and 14,764 vehicles/day on fuller road  
PARKING: ~47 SPACES  
Co-tenants: adirondack orthodontics, the ideal u (nutritionist), and albany endodontics, p.c.  
ASKING: \$30.00 psf NNN PER MONTH PLUS UTILITIES  
\$3,500 per month nnn + utilities

| <b>Basic Information</b> |           |
|--------------------------|-----------|
| Lease Price:             | \$2.50    |
| Property Type:           | Office    |
| Available Space:         | 1400.0 SF |
| REB Listing ID:          | COM1158   |

| <b>Details</b>         |
|------------------------|
| <b>Listing Details</b> |

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