

**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
Managing Director**

NYS Licensed Real Estate Broker
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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

Basic Information	
Lease Price:	\$2.50
Property Type:	Office
Available Space:	1400.0 SF
REC Listing ID:	COM1158

Details
Listing Details

*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.