

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
24 AVIATION ROAD
ALBANY, NEW YORK 12205
ALBANY COUNTY

FULLY RENOVATED OFFICE BUILDING WITH PRIME LOCATION





FULLY RENOVATED





WOLF ROAD ALBANY, NEW YORK



SITE
24 Aviation Rd

TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702



SPACE AVAILABLE
1,900 SF

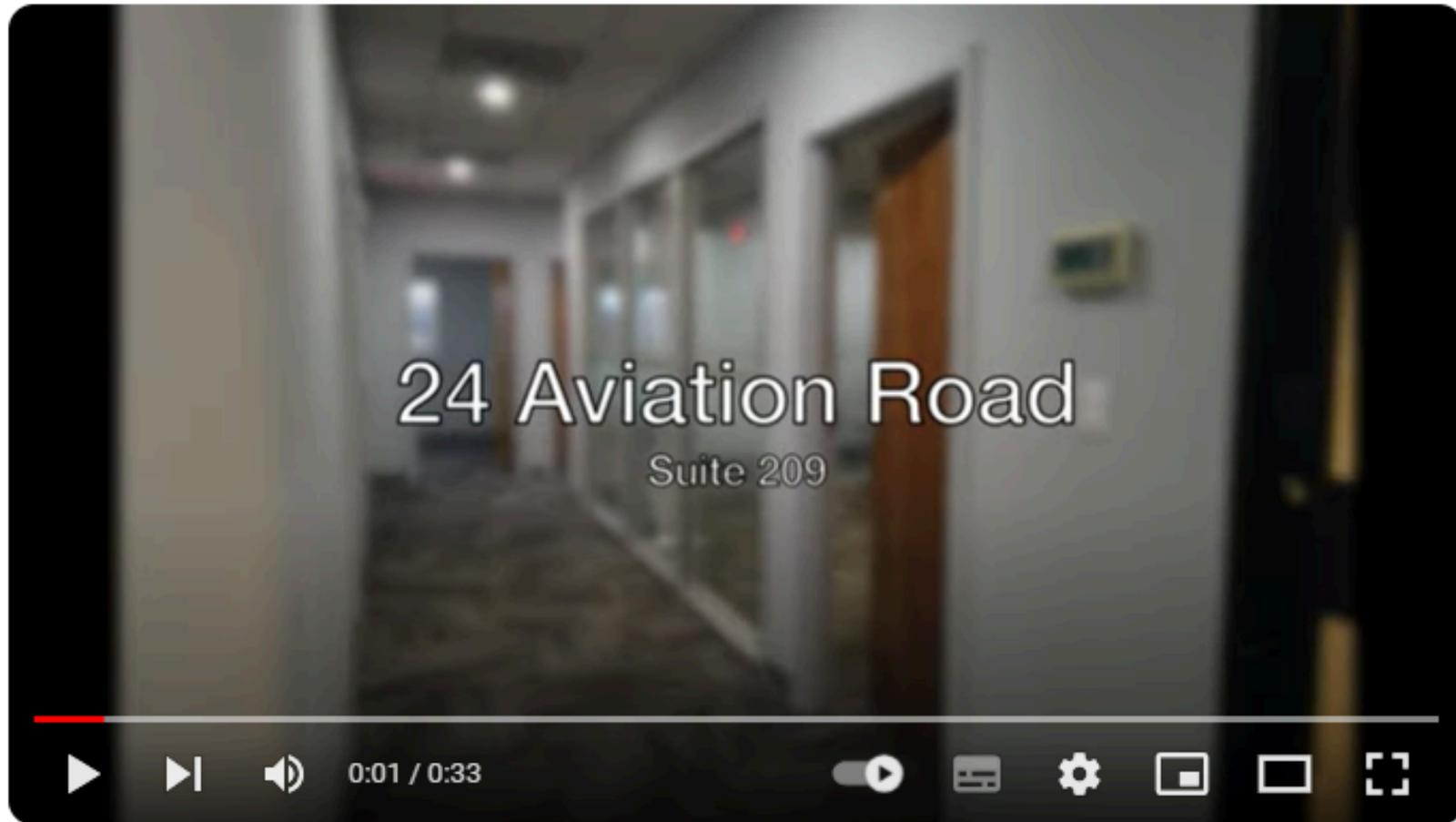


QUICK FACTS

- 1,904 RENTABLE SQUARE FEET
- AVAILABLE FOR IMMEDIATE OCCUPANCY
- 1 FLAT MONTHLY RATE - \$2,618.00 + UTILITIES
- THE ONLY CURRENT AVAILABILITY IN THE BUILDING
- COMPLETE BUILDING RENOVATION: NEW PARKING LOT, BATHROOMS, LOBBIES, LIGHTING AND HALLWAYS
- EXECUTIVE, GLASS CONFERENCE ROOM
- PYLON SIGN GIVING STREET VISIBILITY
- FRONT AND REAR PARKING
- ADJACENT TO THE CROSSINGS TOWN PARK WALKING PATHS
- 1 MINUTE DRIVE TO 30+ LUNCH OPTIONS



VIDEO TOUR



24 Aviation Rd Colonie NY | 1,900 Sq Ft Office Available

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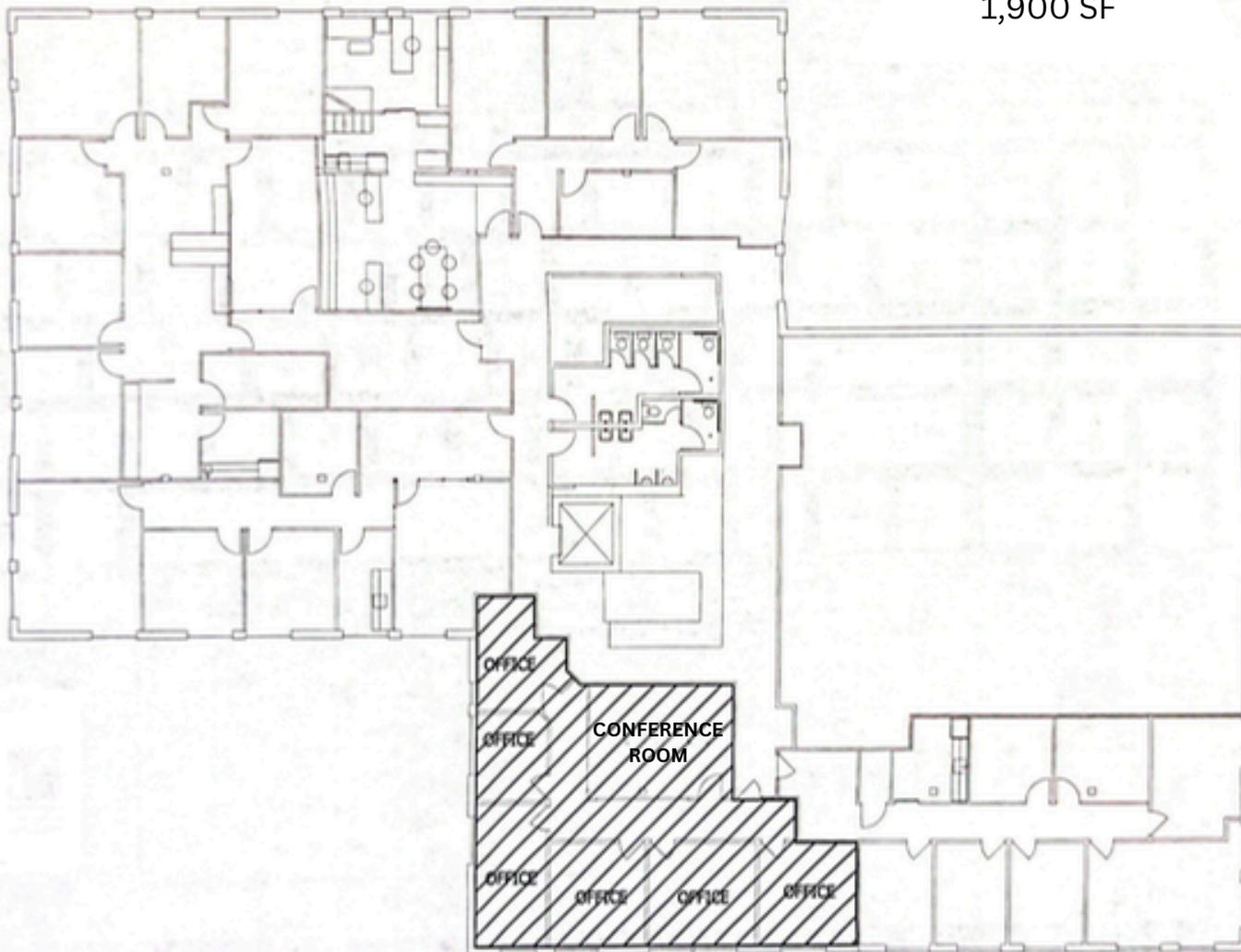
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DATE: 15 MARCH 2024	CAPITAL ARCHITECTURE 13 HAMILTON STREET COHOES, NY 12047 253 1442 CELL capitalarchitecture@yahoo.com <small>THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.</small>
SHEET #: A101	24 AVIATION ROAD COLONIE, NY SECOND FLOOR PLAN

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CONTACT INFORMATION

Exclusively Listed By
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**THE REAL ESTATE
COMMISSIONTM**
WITH TODD J. DROWLETTE
SATURDAYS 9 & 9:30 ET EXCLUSIVELY ON **A&E**