



CHURCH & ADMINISTRATIVE BUILDING **181 WESTERN AVENUE**

ALBANY, NY 12203



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

PROPERTY HIGHLIGHTS

Church, meeting hall, and administrative buildings consisting of approximately 31,740± SF situated on 1.87± acres. Offering includes four parcels at 167, 181, and 197 Western Avenue and 180 South Quail Street. Building design lends itself to adaption to other uses. Conveniently located within close proximity to The College of Saint Rose, SUNY Albany, Albany Medical College, Albany Law School, and Albany College of Pharmacy.

TOURS/VIDEOS

Property Tour:

<https://kuula.co/share/collection/7F4Qm?logo=1&info=0&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3>

Property Video:

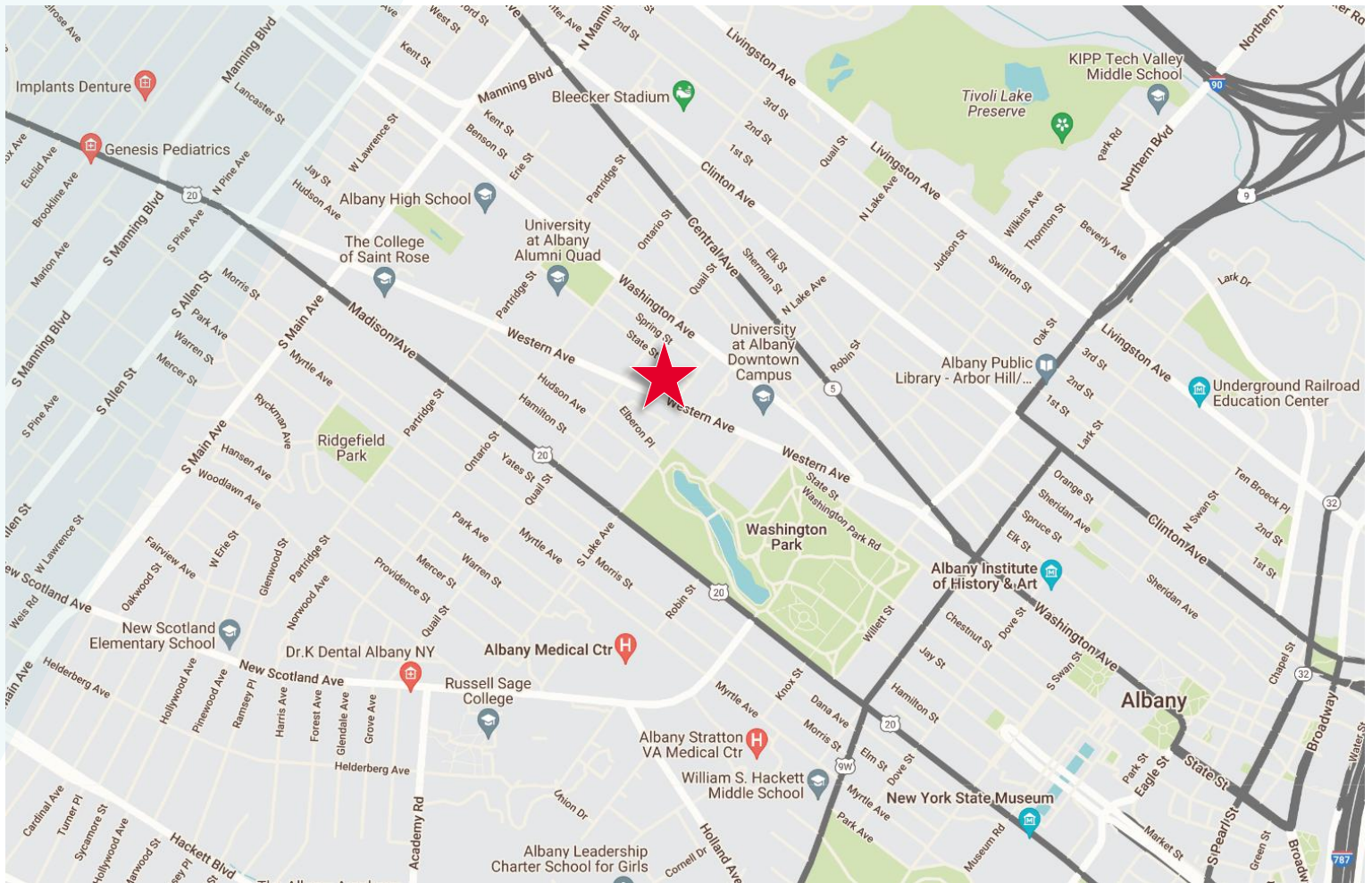
<https://www.youtube.com/watch?v=Mh2ZUcoees8>

BUILDING FEATURES



County	Albany	Parking	250± Spaces
Total Building SF	31,740± SF	Signage	Building & Monument
Acres	1.87± Acres	Construction	Masonry
Floors	2 (Plus basement in Administrative Bldg)	Roof	Slate
Year Built	1929 – Administrative Building 1952 – Church	Zoning	Mixed-Use Form-Based Midtown(MU-FM)
Tax ID #'s	65.62-3-62 65.62-3-64 65.62-3-65 65.62-3-71	HVAC	GFHA
		Utilities	Municipal Water & Sewer

LOCATION MAP



LOCAL AMENITIES

INSTITUTIONS

- | | |
|-------------------------------|-------------------------------------|
| 1. College of Saint Rose | 6. Russell Sage College |
| 2. SUNY Albany | 7. Albany High School |
| 3. Albany College of Pharmacy | 8. William S. Hackett Middle School |
| 4. Albany Medical College | 9. New Scotland Elementary School |
| 5. Albany Law School | |

NEW YORK STATE BUILDINGS

- | | |
|--------------------------------------|---|
| 1. SUNY Administration | 6. Legislative Building |
| 2. Federal Courthouse | 7. New York State Capitol |
| 3. Albany County Building Department | 8. Alfred E. Smith State Building |
| 4. Corning Tower | 9. Albany City Hall |
| 5. Justice Building | 10. New York State Education Department |

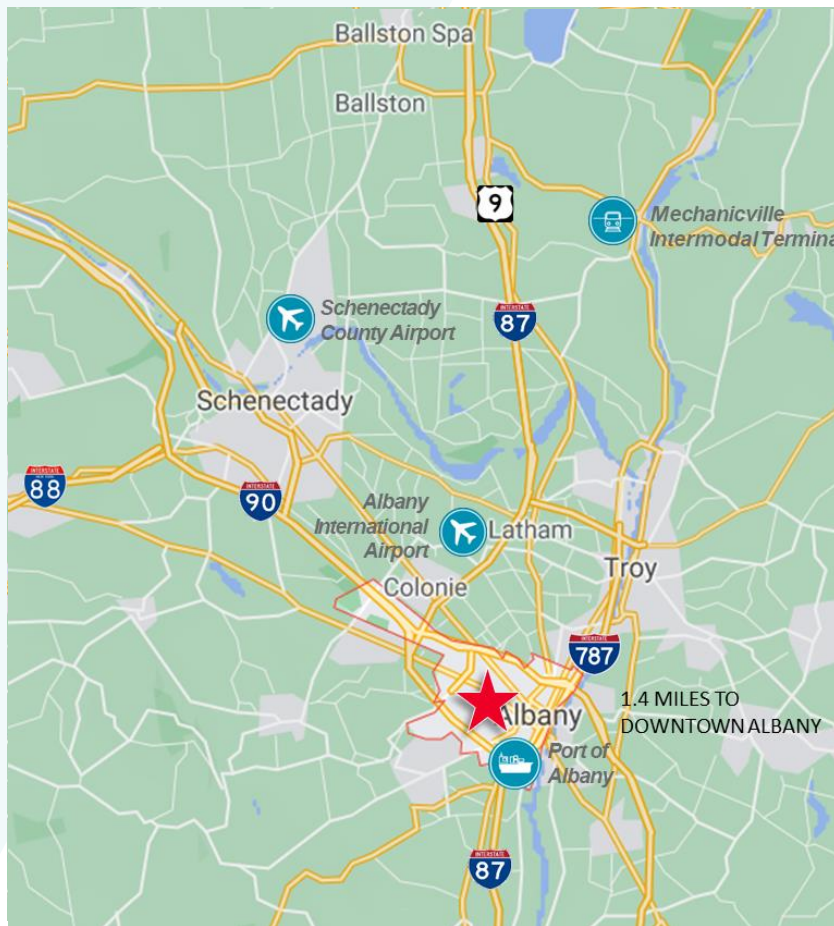
ATTRACTIONS

- | | |
|-------------------------------------|--------------------------------------|
| 1. New York State Museum | 6. The Egg |
| 2. Schuyler Mansion | 7. MVP Arena |
| 3. USS SLATER | 8. Albany Institute of History & Art |
| 4. New York State Executive Mansion | 9. Palace Theatre |
| 5. Empire State Plaza | 10. Spectrum 8 Theatre |

HOTELS

- | | |
|-----------------------------|---------------------------|
| 1. Holiday Inn Express | 5. Hampton Inn & Suites |
| 2. Fairfield Inn & Suites | 6. Morgan State House Inn |
| 3. Hilton Albany | 7. Hilton Garden Inn |
| 4. Renaissance Albany Hotel | 8. TownePlace Suites |

DRIVE TIMES



- ~ 1.4 miles to Albany Central Business District
- ~ 2.3 mile to I-787
- ~ 3.3 miles to AMTRAK
- ~ 3.6 miles to the Port of Albany
- ~ 4.5 miles to I-87 (Adirondack Northway)
- ~ 4.5 miles to I-90 (NYS Thruway)
- ~ 6.6 miles to Albany International Airport
- ~ 16 miles to I-88
- ~ 20 miles to Schenectady County Airport

KEY DISTANCES

SARATOGA SPRINGS, NY	35.7 Miles	42± min
HARTFORD, CT	114 Miles	2± hrs
SYRACUSE, NY	135 Miles	3± hrs
NEW YORK, NY	217 Miles	3± hrs
BOSTON, MA	170 Miles	3± hrs
PHILADELPHIA, PA	231 Miles	4± hrs
BUFFALO, NY	286 Miles	4± hrs

DEMOGRAPHICS

(Ring of 5 Miles)



POPULATION

188,622



AVERAGE HOUSEHOLD
INCOME

\$95,064



RENTER OCCUPIED HOUSING
UNITS

39,715



TOTAL BUSINESSES

9,220



TOTAL EMPLOYEES

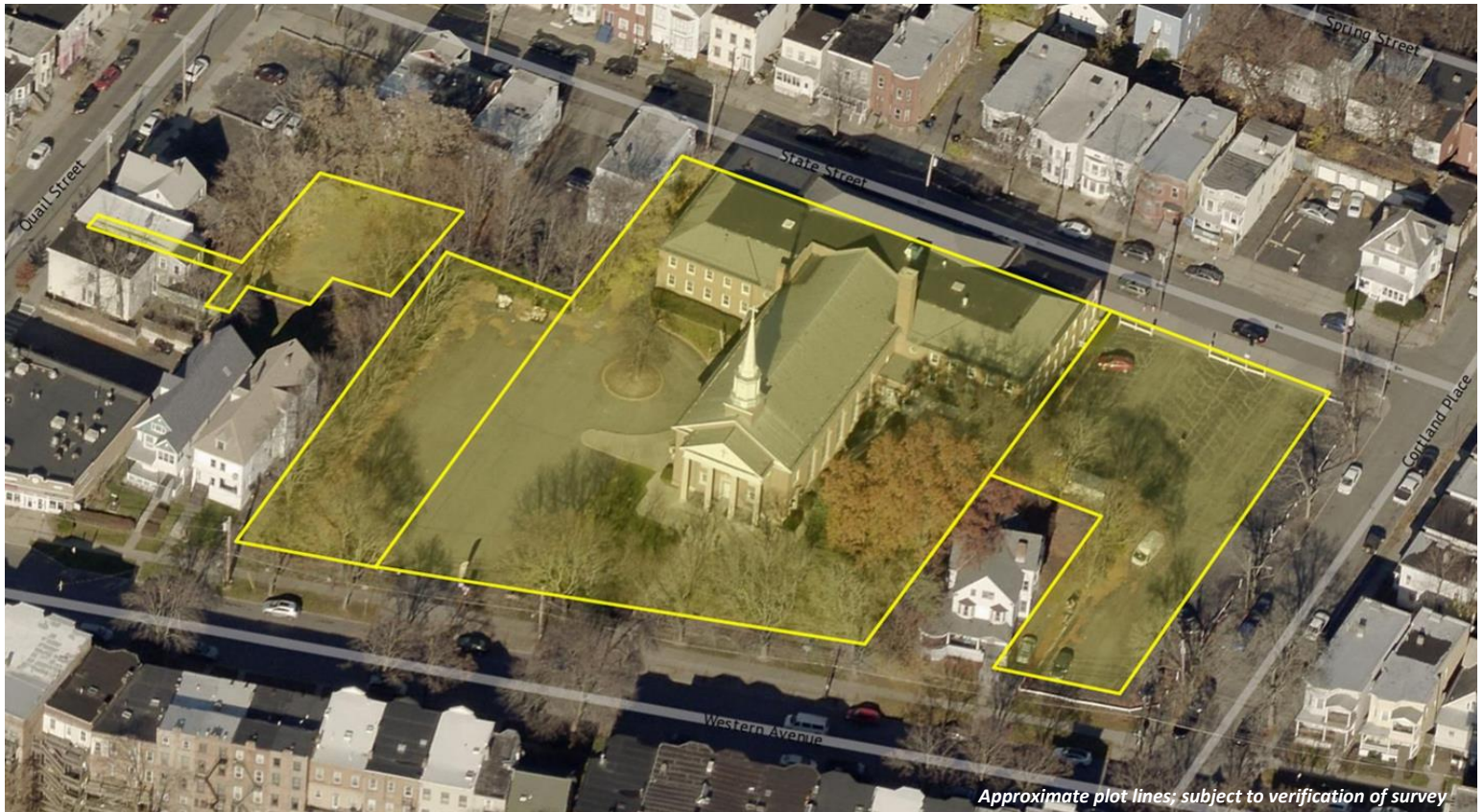
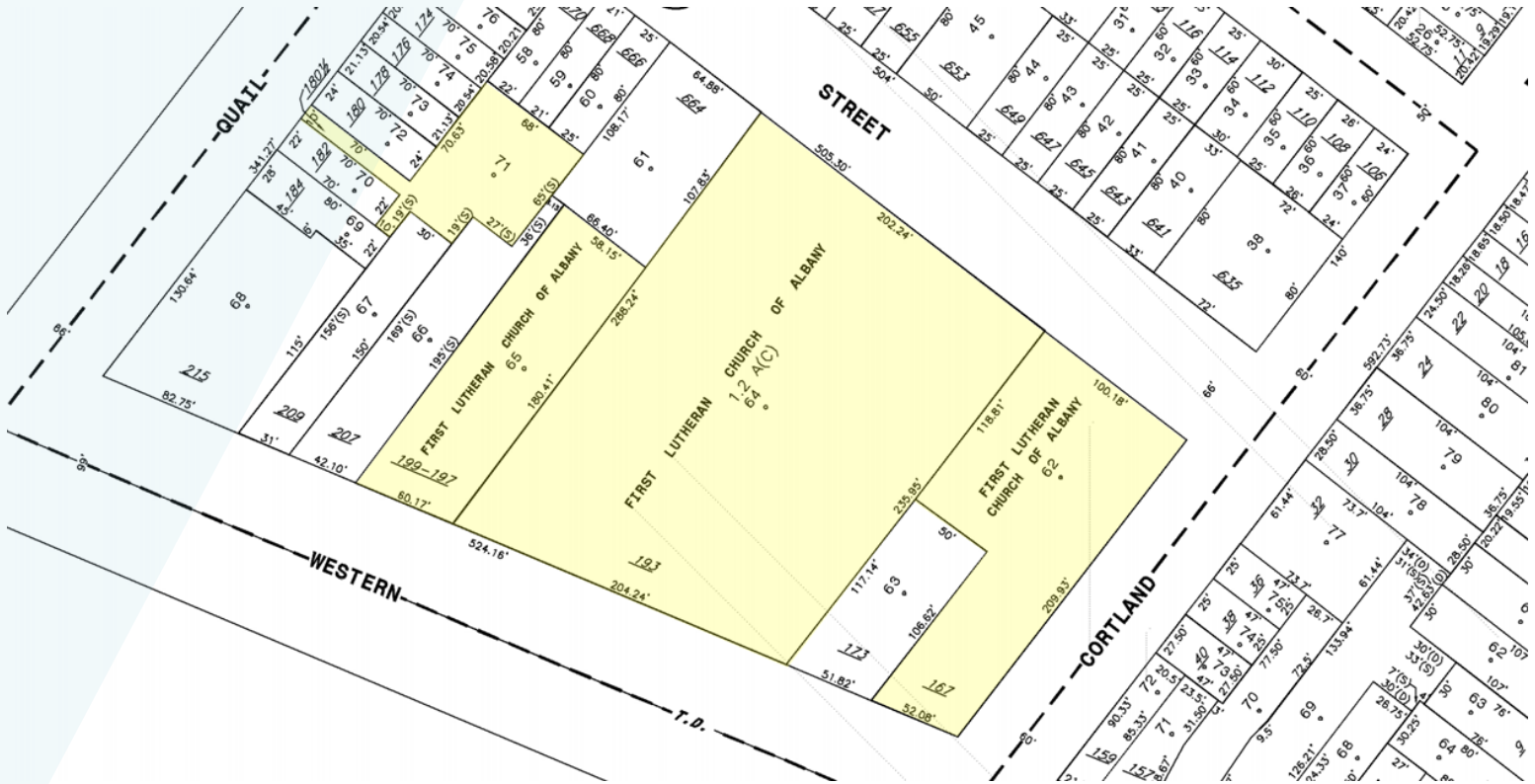
217,183



MEDIAN AGE

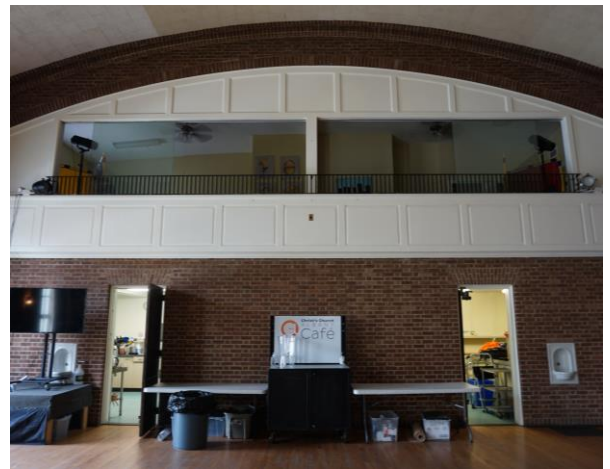
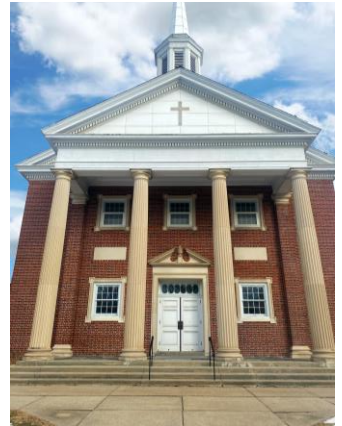
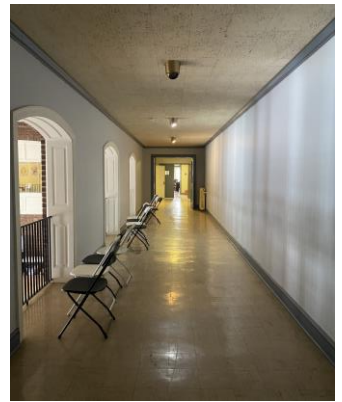
37

AERIAL



Approximate plot lines; subject to verification of survey

PROPERTY IMAGES





Contact

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