

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
392 NEW KARNER ROAD
ALBANY, NEW YORK, 12205
ALBANY COUNTY

DRIVE-THRU OPPORTUNITY

FREESTANDING DUNKIN SITE, EXCELLENT STREET VISIBILITY, PYLON SIGNAGE
JUST NORTH OF NEW KARNER RD/155 & CENTRAL AVE INTERSECTION

FOR RENT

QUICK FACTS

- 2,511 SQUARE FOOT FREESTANDING BUILDING
- 30 CAR PARKING
- EXISTING DRIVE-THRU
- JUST NORTH OF NEW KARNER ROAD & CENTRAL AVENUE
- NEW KARNER/155 NORTH OF INTERSECTION: 16,313 CARS/DAY
- CENTRAL AVENUE EAST OF INTERSECTION: 43,497 CARS/DAY
- SUBLEASE OPPORTUNITY.
- PROPERTY OWNER MAY CONSIDER SELLING PROPERTY.
- \$102,000 NNN PER YEAR NNN UNTIL JUNE 12, 2026
- \$105,060 NNN JUNE 12, 2027-JUNE 11, 2028
- \$108,211.80 NNN JUNE 12, 2027-JUNE 11, 2028



VIDEO TOURS



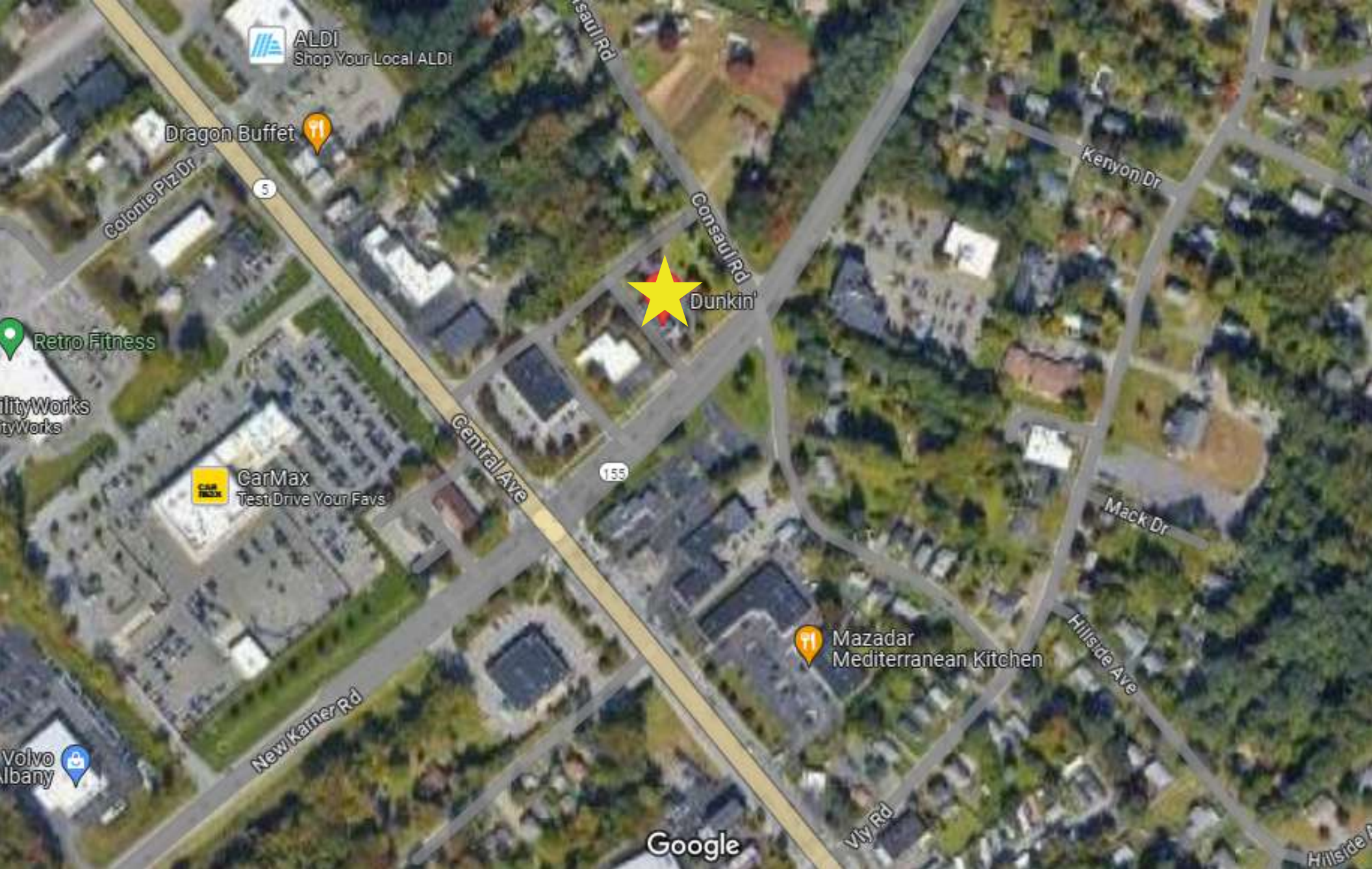
392 New Karner Rd, Albany, NY - Interior Walk Through in Former Dunkin



392 New Karner Rd, Albany, NY - Exterior Walk Through - Former Dunkin







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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**

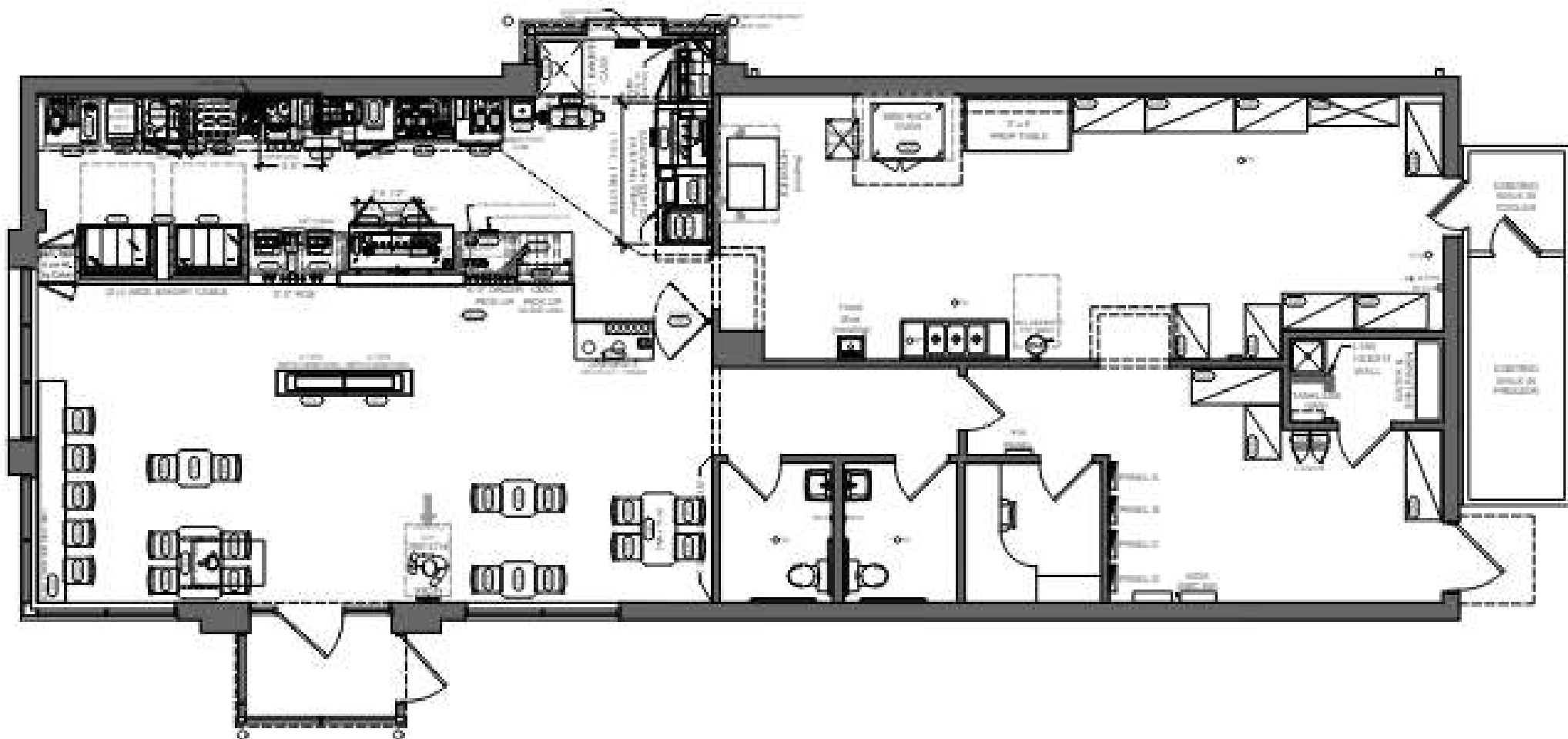
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702



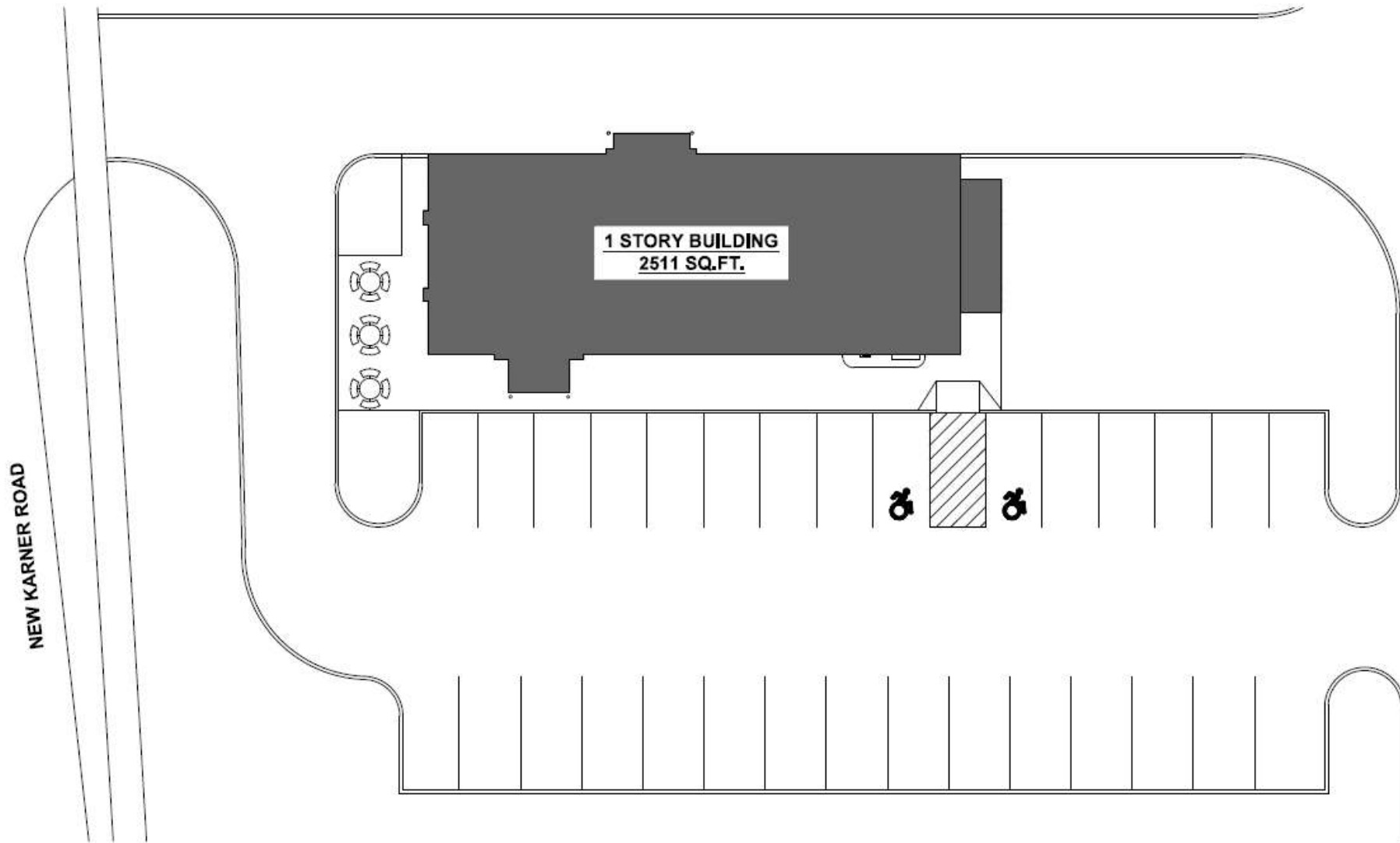
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CONTACT INFORMATION

Exclusively Listed By



TITAN COMMERCIAL REALTY GROUP LLC

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

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MANAGING DIRECTOR

518 400 0668 EXT 702

24 Aviation Road, Suite 202

Albany, New York 12205

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