



455 NEW KARNER ROAD
ALBANY, NY 12205



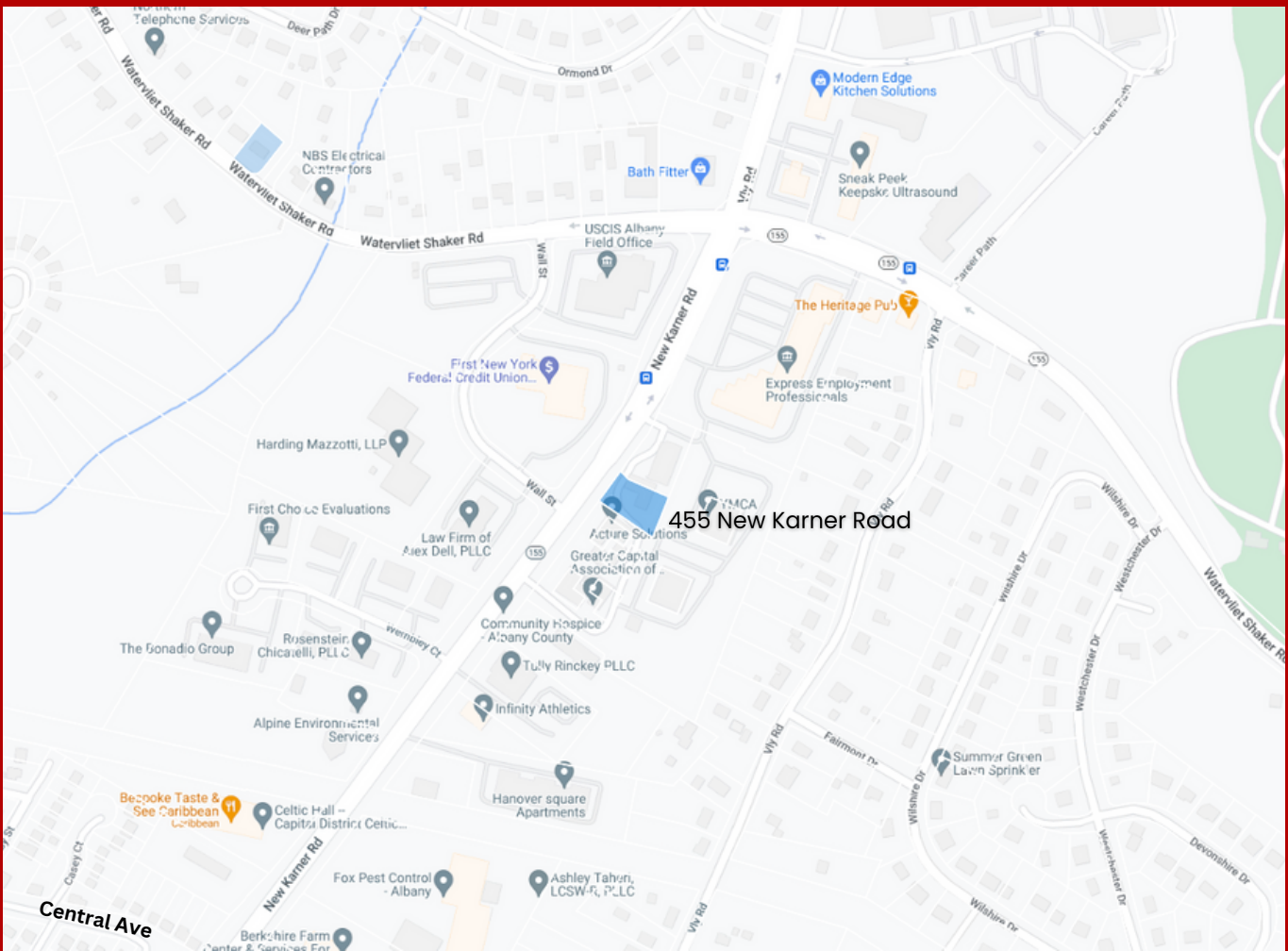
PRIME OFFICE LOCATION OR REDEVELOPMENT SITE!

\$418,000

- Available **Immediately**
- Existing ±5,599 SQFT Office Environment Along Main Thoroughfare
- AADT ±15,000 VPD
- Potential Redevelopment Site
- Open Concept and Private Offices with Conference Rooms,
- 30+ Parking Spaces
- Priced to Sell As-Is

KW CAPITAL DISTRICT
 KELLERWILLIAMS
 Each Office Independently Owned & Operated

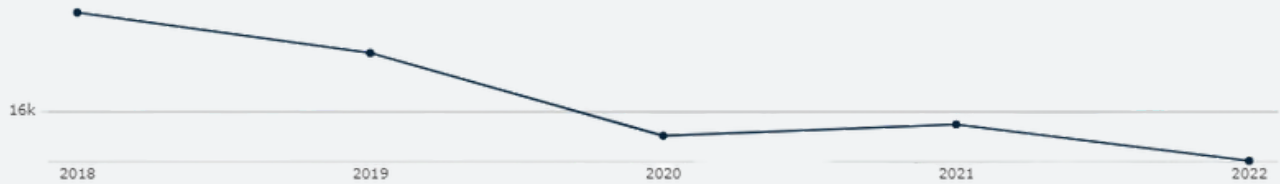
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Population

15.2k

↓ -3% Compared to 15.8k in 2021 ↓ -12% Compared to 17.4k in 2018

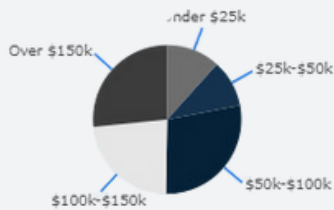


Household Income

\$99.4k
Median Income

\$100k
2028 Estimate

↑ 1%
Growth Rate

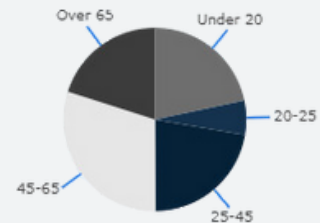


Age Demographics

46
Median Age

47
2028 Estimate

↑ 1%
Growth Rate





PROPERTY OVERVIEW

Highly visible existing office environment for sale with healthy mix of open concept and private office layout. Two existing conference rooms for meetings, ample storage, bathrooms and over 30 dedicated parking spaces. Updated Kitchens in two separate locations within the office.. Zoned Office Residential District making redevelopment of the site through a wide range of uses achievable. High AADT at \pm 15,000 vpd and 105 ft of frontage. Minutes from Central Ave and surrounded by residential neighborhoods. Reach out today to schedule a showing!



Alex White

KELLER WILLIAMS CAPITAL DISTRICT
LICENSED REAL ESTATE AGENT

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