

# MAJOR PRICE REDUCTION

FOR SALE  
24 AVIATION ROAD  
ALBANY, NEW YORK



This is a two-story, block construction professional office building. The building is approximately 29,282 square feet on 1.6 acres. There is approximately 70 parking spaces on this lot. The location offers a convenient suburban setting that is only 1 block from Wolf Road. It offers easy access to restaurants, entertainment, and I-87. Located in the Town of Colonie, this is a desirable location for any potential office tenant.

Asking: ~~\$2,250,000~~ **\$1,750,000**



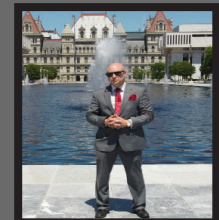
Exclusive Leasing Agents:  
TITAN Commercial Realty Group LLC  
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NYS Licensed Real Estate Broker

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# 24 AVIATION ROAD ALBANY, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,778	46,933	169,287
Households	2,292	19,136	74,434
Avg. HH Income	\$75,169	\$89,891	\$81,743
Employees	22,046	107,254	249,999
Employers	1,019	5,049	11,563

