

MAJOR PRICE REDUCTION!

362 THIRD STREET
ALBANY, NEW YORK



ACCEPTING ALL CASH OFFERS NOW!

This property currently has a tenant interested in extending its lease.

This offers an owner the opportunity to use the property as an investment or make it an owner-occupied property at the expiration of the current term in under a year.

The property comes with a mechanic's lift and is suitable for contractors, auto body repair, car sales, etc. The property is fenced in and offers approximately 10 parking spaces along with an approximately 1,050 square foot building.

Lot: ~ 0.15 Acres
Building Size: ~1,050 SF
Zoning: R-2 Two Family
Permitted Uses: Specialty Retail, Office, or Personal or Business Services
Asking Price: ~~\$349,000.00~~ \$275,000.00



Exclusive Leasing Agents:
TITAN Commercial Realty Group LLC
24 Aviation Road, Suite 202
Albany, New York 12205

O: (518) 400-0668 F: (518) 400-0668

www.titancommercialrealtygroup.com

NYS Licensed Real Estate Broker

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NYS Fair Housing Notice: https://www.dos.ny.gov/licensing/re_broker/re_broker.html

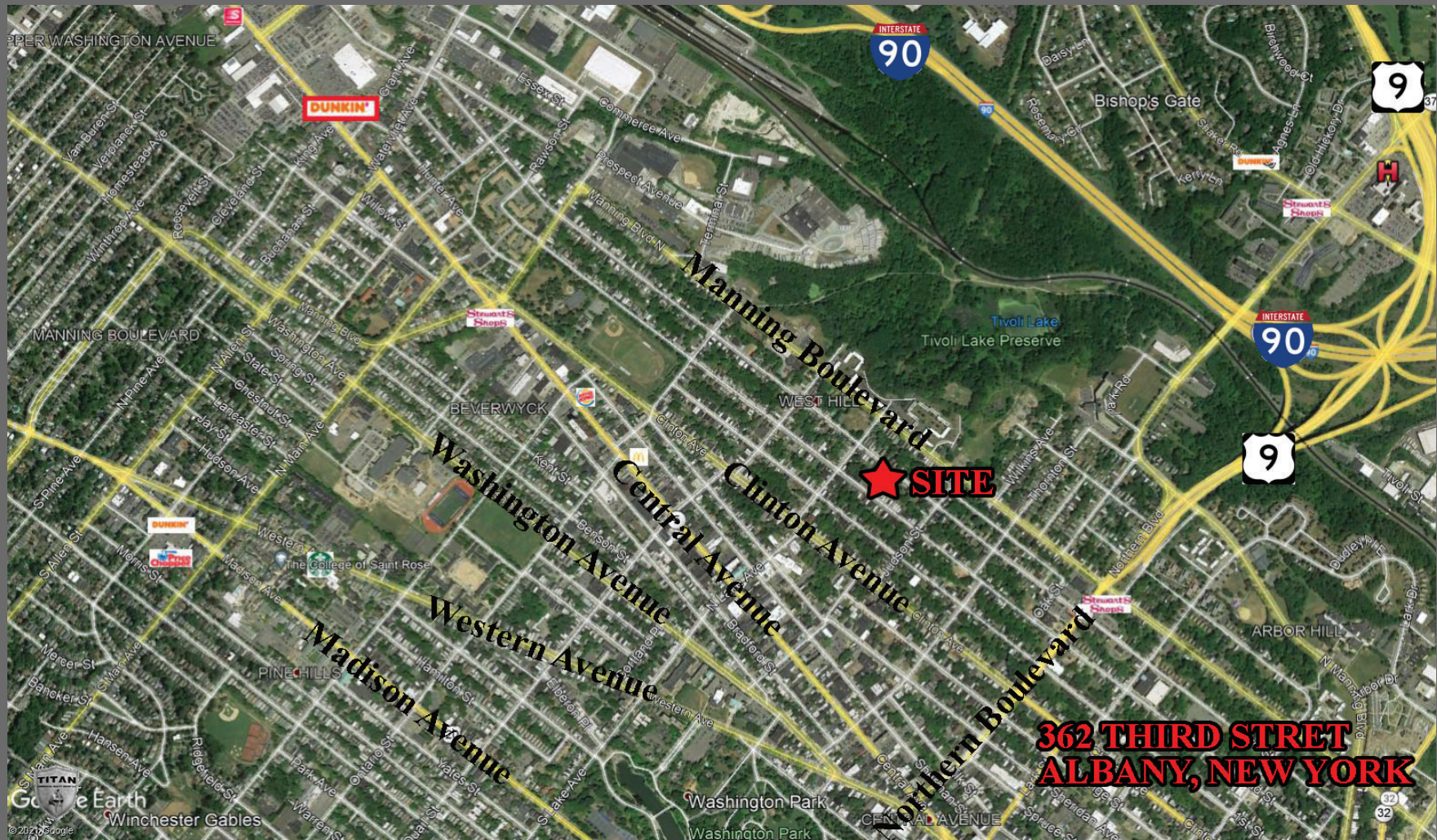
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362 THIRD STREET ALBANY, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	7 Mile
Population	32,044	117,057	197,552	302,869
Avg HH Income	\$54,864	\$74,003	\$83,192	\$88,003
Median Age	28.9	34.5	36.8	37.5
Businesses	1,274	5,010	8,519	12,544
Employees	18,662	92,500	146,493	207,755



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