

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
39 NORTH PEARL ST
ALBANY, NY,
ALBANY COUNTY

AMAZING VIEWS OF DOWNTOWN ALBANY. PLENTY OF WINDOWS AND TWO-STORY UNDERGROUND PARKING GARAGE. MOVE IN READY.

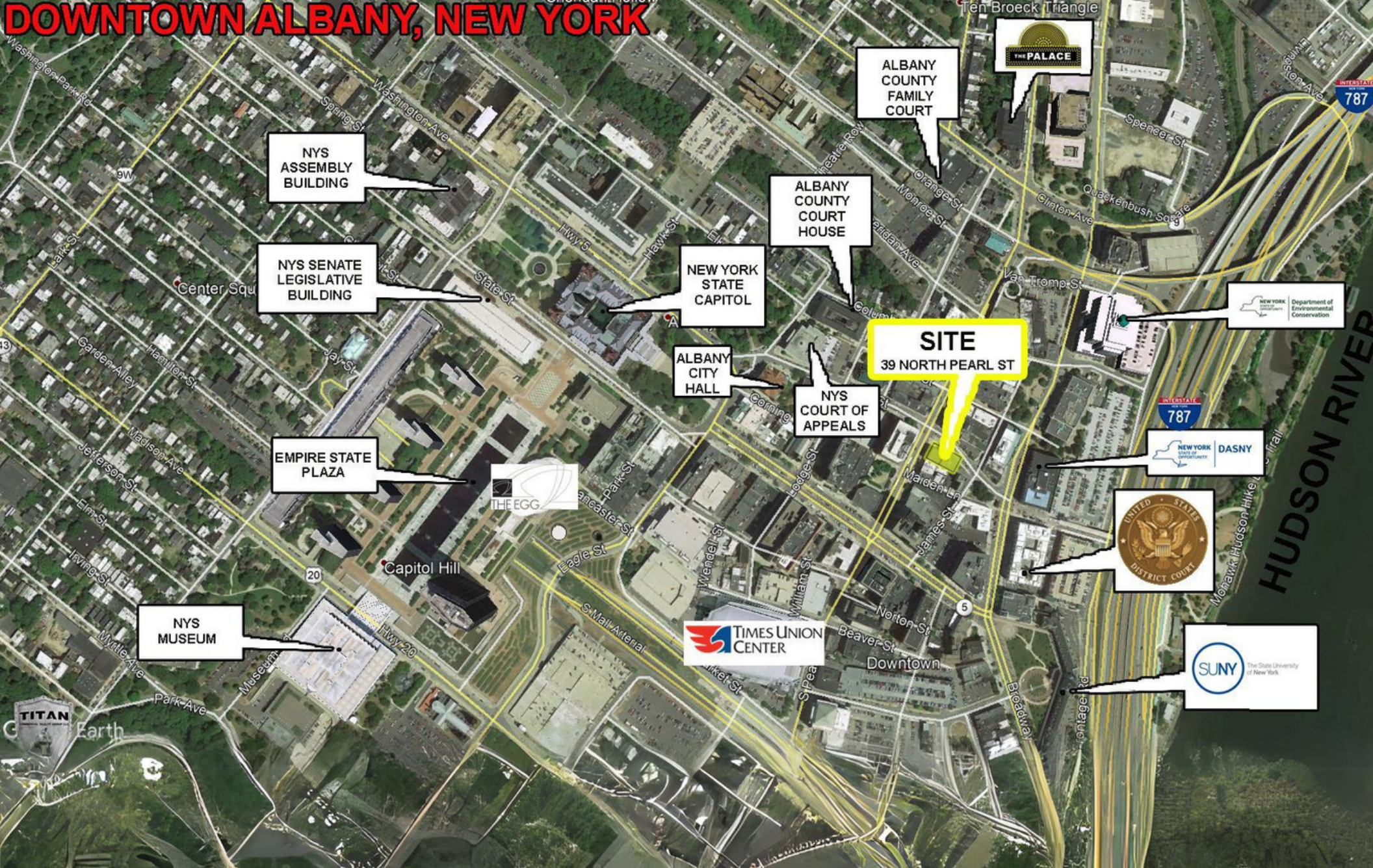
QUICK FACTS

- 1ST FLOOR: +/- 3,665 SF RESTAURANT SPACE AVAILABLE
- 3RD FLOOR: +/- 2,004 SF, +/- 7,097 SF - CAN BE COMBINED FOR ENTIRE FLOOR OF +/- 9,101 SF
- 6TH FLOOR: +/- 3,915 SF, +/- 6,009 SF - CAN BE COMBINED FOR ENTIRE FLOOR OF +/- 9,204 SF
- PARKING: TWO-STORY UNDERGROUND PARKING GARAGE.
- ASKING: \$13.00 PSF EDUCED \$13.00 PSF GROSS PLUS UTILITIES PLUS INCREASE IN BASE YEAR.
- SHORT WALK TO THE CAPITOL AND COURT HOUSES. BEST VALUE IN DOWNTOWN ALBANY.





DOWNTOWN ALBANY, NEW YORK



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https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

**HELPING BUILD EMPIRES
ONE DEAL AT A TIME**

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