

MAJOR PRICE REDUCTION

FOR SALE

155 WASHINGTON AVENUE

ALBANY, NEW YORK



155 Washington Avenue is located a stone's throw from the Albany Armory and two blocks from the New York State Capitol. This is a 4-story brick construction, professional office building. It has an excellent location and has a private parking lot with 66 parking spaces. The building is approximately 73,381 square feet on 0.93 acres. This property is located on Washington Avenue with parking lot access from Elk Street and sits between Lark Street and Dove Street. This property boasts many windows and ample natural light. This location offers easy access for both local and out of town clients with close proximity to I-787 and I-87.

Asking: ~~\$6,520,000~~ **\$6,000,000**



Exclusive Leasing Agents:
TITAN Commercial Realty Group LLC
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155 WASHINGTON AVENUE ALBANY, NEW YORK

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	99,597	169,932	384,509
Households	43,501	72,693	159,483
Med. HH Income	\$48,402	\$58,819	\$65,571

DOWNTOWN ALBANY, NEW YORK

