



447 NEW KARNER ROAD
ALBANY, NY 12205



PRIME LOCATION! OFFICE OR REDEVELOPMENT SITE

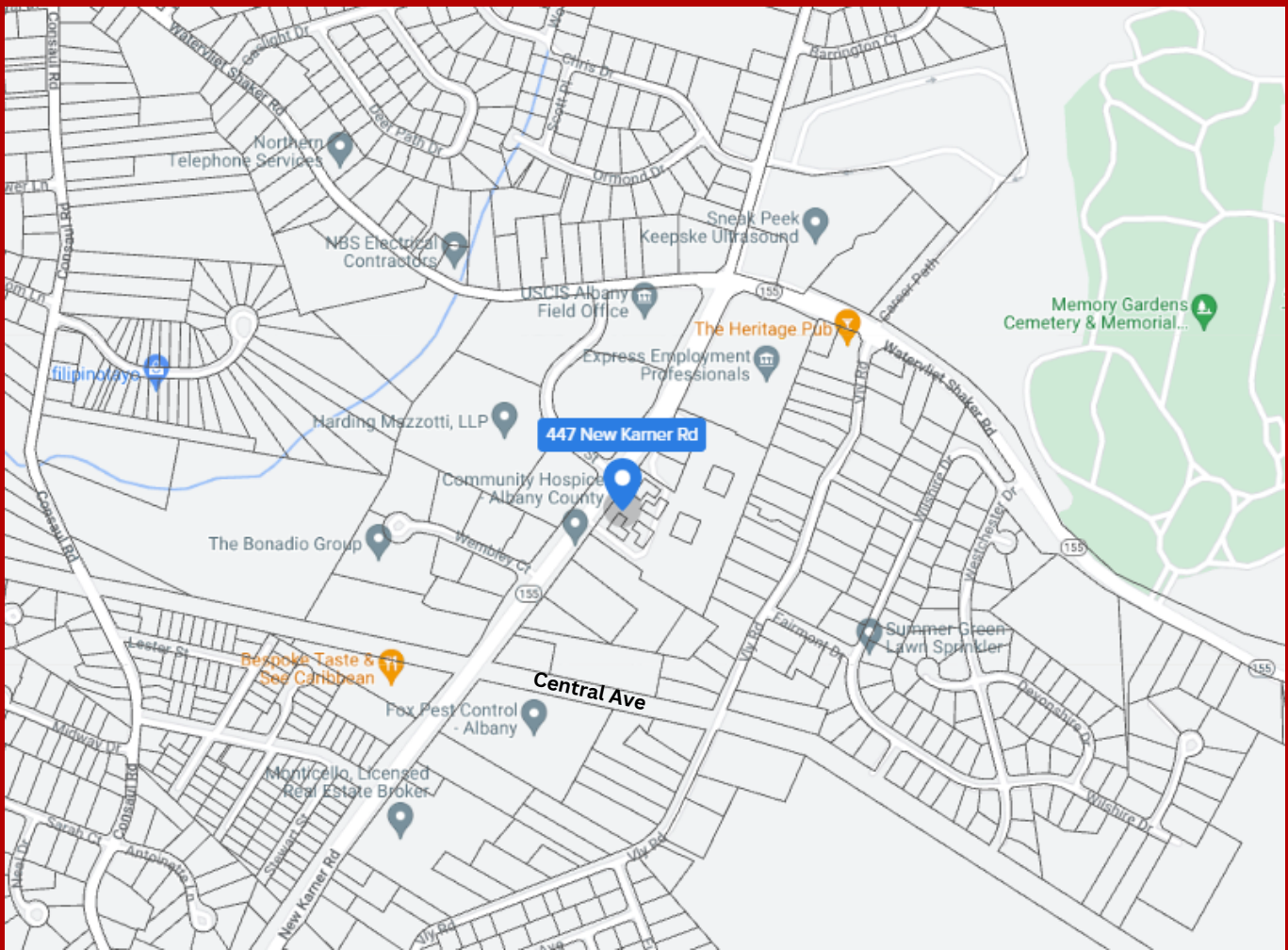
\$462,000

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



KW CAPITAL DISTRICT
KELLERWILLIAMS
Each Office Independently Owned & Operated

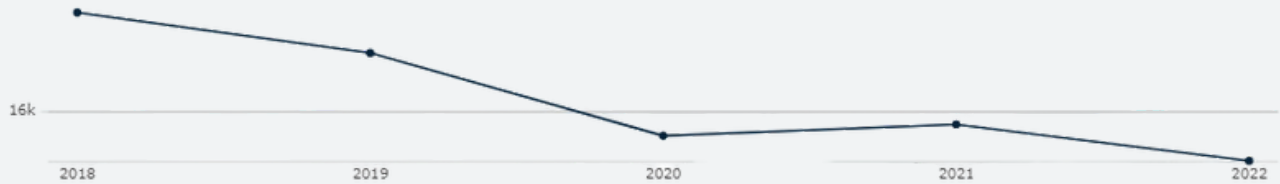
Benjamin Romer
518-368-3932
bromer@kw.com
Branden Walker
518-881-7552
bwalker@kw.com



Population

15.2k

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

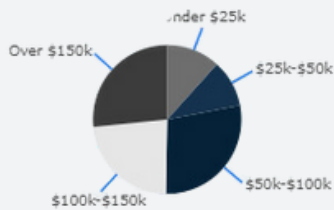


Household Income

\$99.4k
Median Income

\$100k
2028 Estimate

↑ 1%
Growth Rate

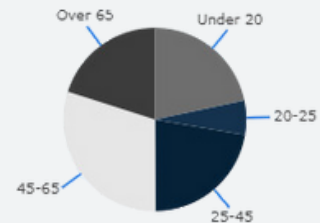


Age Demographics

46
Median Age

47
2028 Estimate

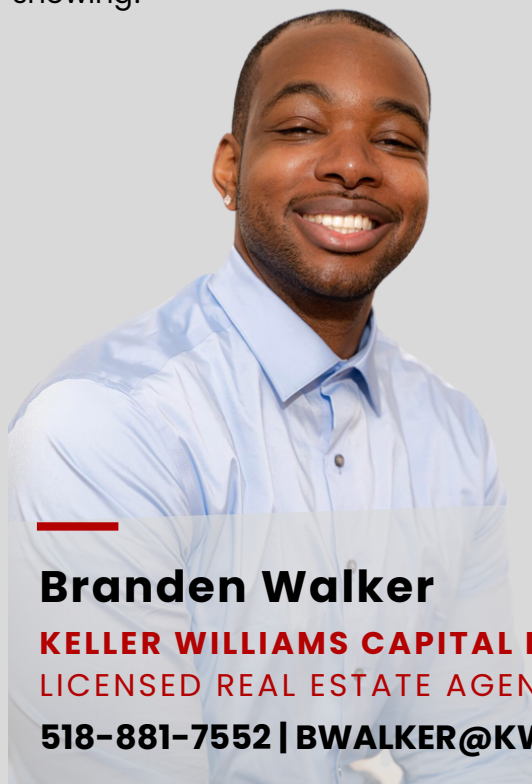
↑ 1%
Growth Rate





PROPERTY OVERVIEW

Highly visible existing office environment for sale with over 15 office, existing conference rooms, ample storage, bathrooms and over 30 dedicated parking space. Zoned Office Residential District, redevelopment of the site through a wide range of uses is achievable. High AADT at \pm 15,000 vpd and 370 ft of frontage. Minutes from Central Ave and surrounded by residential neighborhoods. Reach out today to schedule a showing!



Branden Walker

KELLER WILLIAMS CAPITAL DISTRICT
LICENSED REAL ESTATE AGENT

518-881-7552 | BWALKER@KW.COM



Benjamin Romer

COMMERCIAL DIRECTOR
LICENSED REAL ESTATE AGENT

518-368-3932 | BROMER@KW.COM

