



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1110/1124 Central Avenue
Albany, NY 12205**



FOR SALE

3,416± SF

**RARE OPPORTUNITY
FOR COMBINED SITES**

EXCLUSIVE CONTACT

Adam Field

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pyramidbrokerage.com

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FOR SALE

OUTSTANDING VISIBILITY AND ACCESS

Property Highlights

- Rare opportunity to acquire a combined 0.75± acre site.
- Located in one of the Capital Regions busiest commercial corridors.
- 147 feet of frontage along Central Avenue creating outstanding visibility and access.
- 30± parking spaces.
- Heavy daily traffic.
- One story building.

Demographic	1 Mile	3 Miles	5 Miles
Population	9,955	102,636	195,644
Households	4,502	43,596	85,772
Average H.H. Income	\$94,811	\$101,660	\$101,268
Daytime Employees	14,954	126,167	237,994
Source: ESRI			

Traffic Counts

Central Avenue	23,035 AADT
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Source:	NYS DOT
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FOR SALE

STRATEGIC LOCATION IN CAPITAL REGION COMMERCIAL CORRIDOR

Property Highlights

Address	1110/1124 Central Avenue Albany, NY 12205	Tax IDS	53.11-1-17/53.00-1-37
Year Built	1935	Municipality	Colonie
Total Building SF	3,416± SF	Occupancy	Single Tenant
Available SF	3,416± SF	Zoning	Warehouse Industrial
Construction	Brick	Roof Type	Rubber
Land Area	0.75± AC	Ceiling Height	12'
Office Area	350± SF	Signane	Building
Utilities	Public Water/Sewer	Clear Height	12'



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**For additional information, please
contact:**



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