CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

5 CLINTON SQUARE
ALBANY, NY 12207



FOR SALE

11,750± SF

PRIME DOWNTOWN LOCATION

EXCLUSIVE CONTACT

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FOR SALE

PROMINENT CORNER LOCATION

Property Highlights

- The Historic Patroon Building Is Available For Sale
- Centrally Located Near NYS Court Systems, Palace Theatre, MVP Areana And The NYS Capitol
- Five Story Professional Building With Ground Level Retail
- (10) Car Gated Parking Lot Adjacent To Property
- Ideal Space For Legal, Financial And Other Professional Services
- Strong Multifamily Conversion Possibility
- Convenient Access To I-787 And I-90.

Demographic	1 Mile	3 Miles	5 Miles
Population	25,280	103,669	179,811
Households	13,348	47,420	77,067
Average H.H. Income	$67,463	$82,672	$99,263
Daytime Employees	54,423	135,584	186,198

Source: ESRI

Traffic Counts

Clinton Ave	5,733 AADT

Source: NYS DOT

PROPERTY LINKS

- CLICK TO VIEW PROPERTY VIDEO

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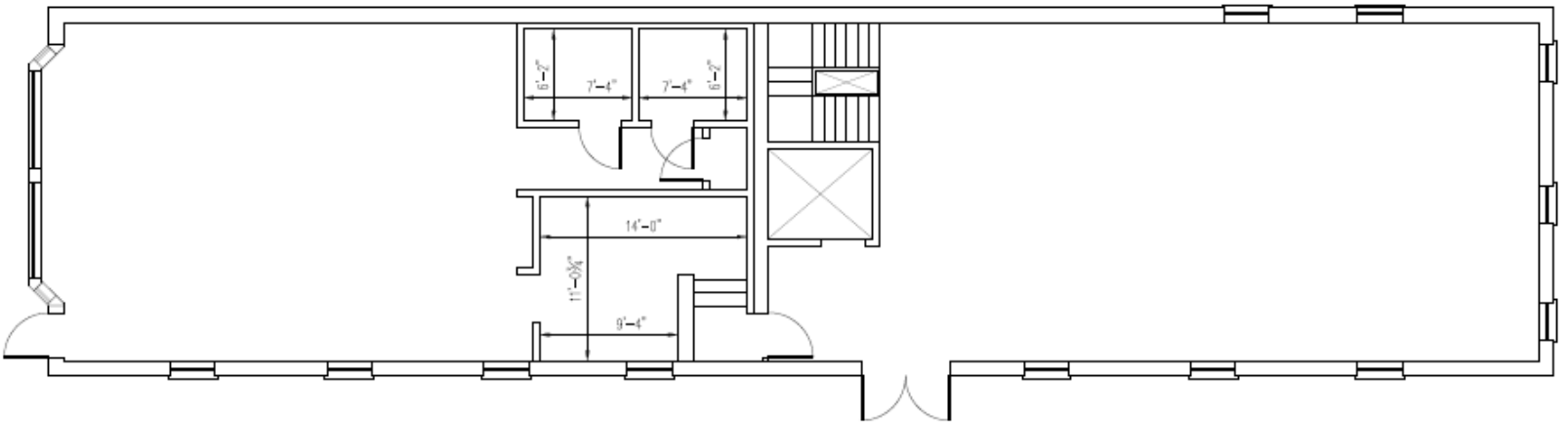
Property Highlights

Address	5 Clinton Square, Albany NY	**Fire Protection**	Yes
Year Built	1832	**Elevators**	(1) Passenger
Total Building SF	11,750± SF	**Security**	Alarm System
Typical Floor Size	2,350± SF	**Parking**	10 Parking Spaces
Construction	Brick & Wood Steel	**Zoning**	Commercial (C3)
Land Area	.06± acres	**Floors**	5
Clear Height	9’	**HVAC**	Roof Top Unit
Tax ID#	76.26-4-25	**Utilities**	Municipal Water & Sewer

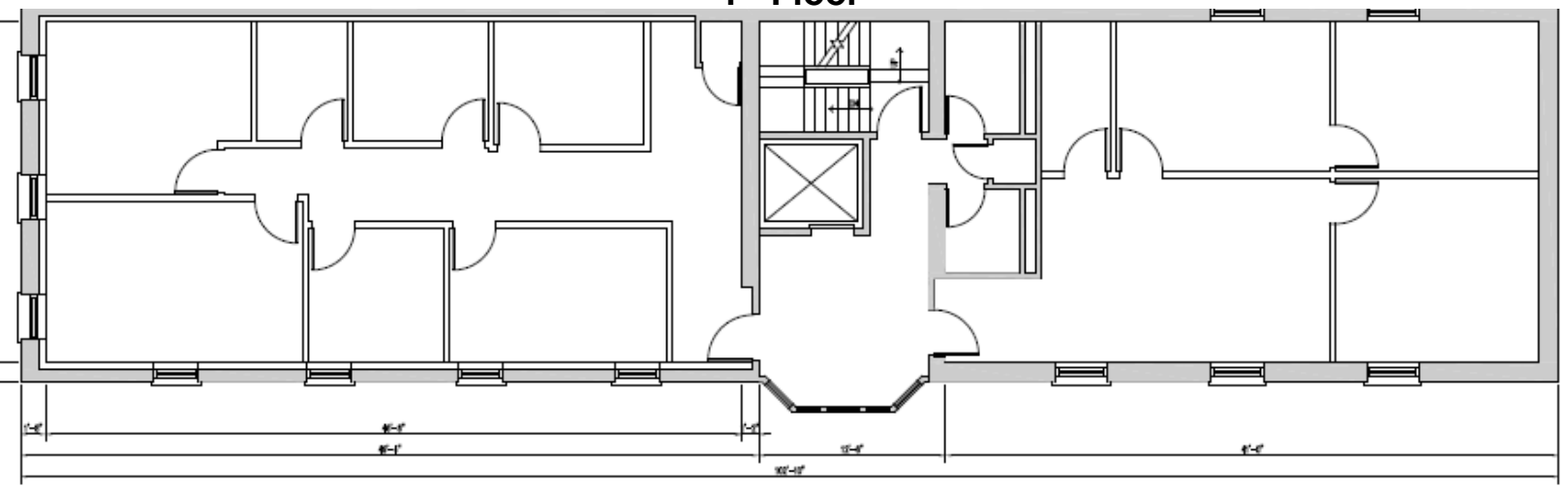
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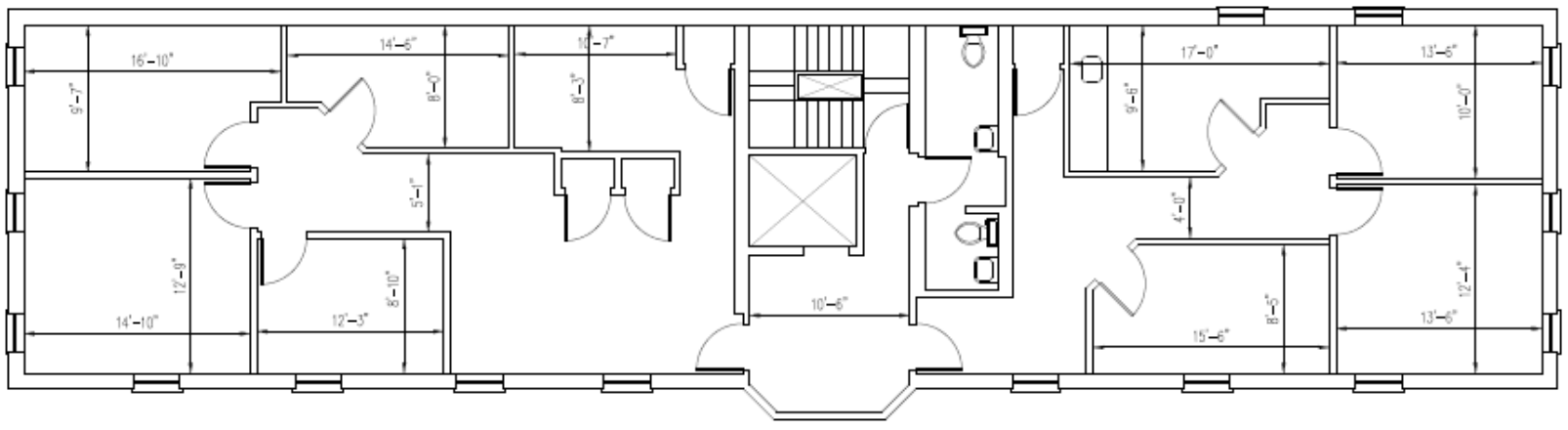
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1st Floor

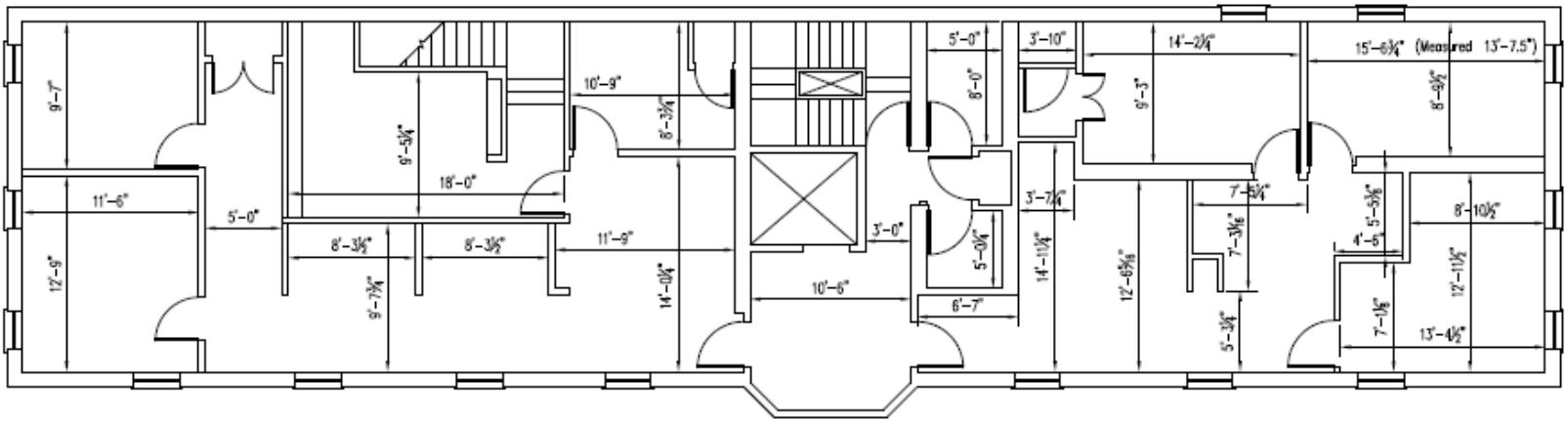


2nd Floor

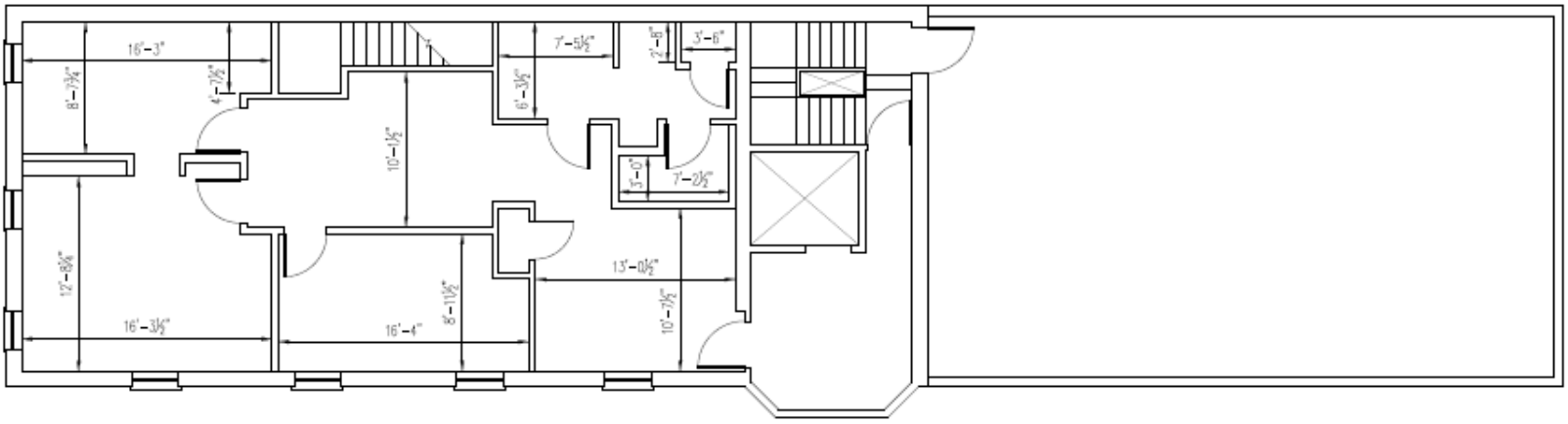


3rd Floor

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4th Floor

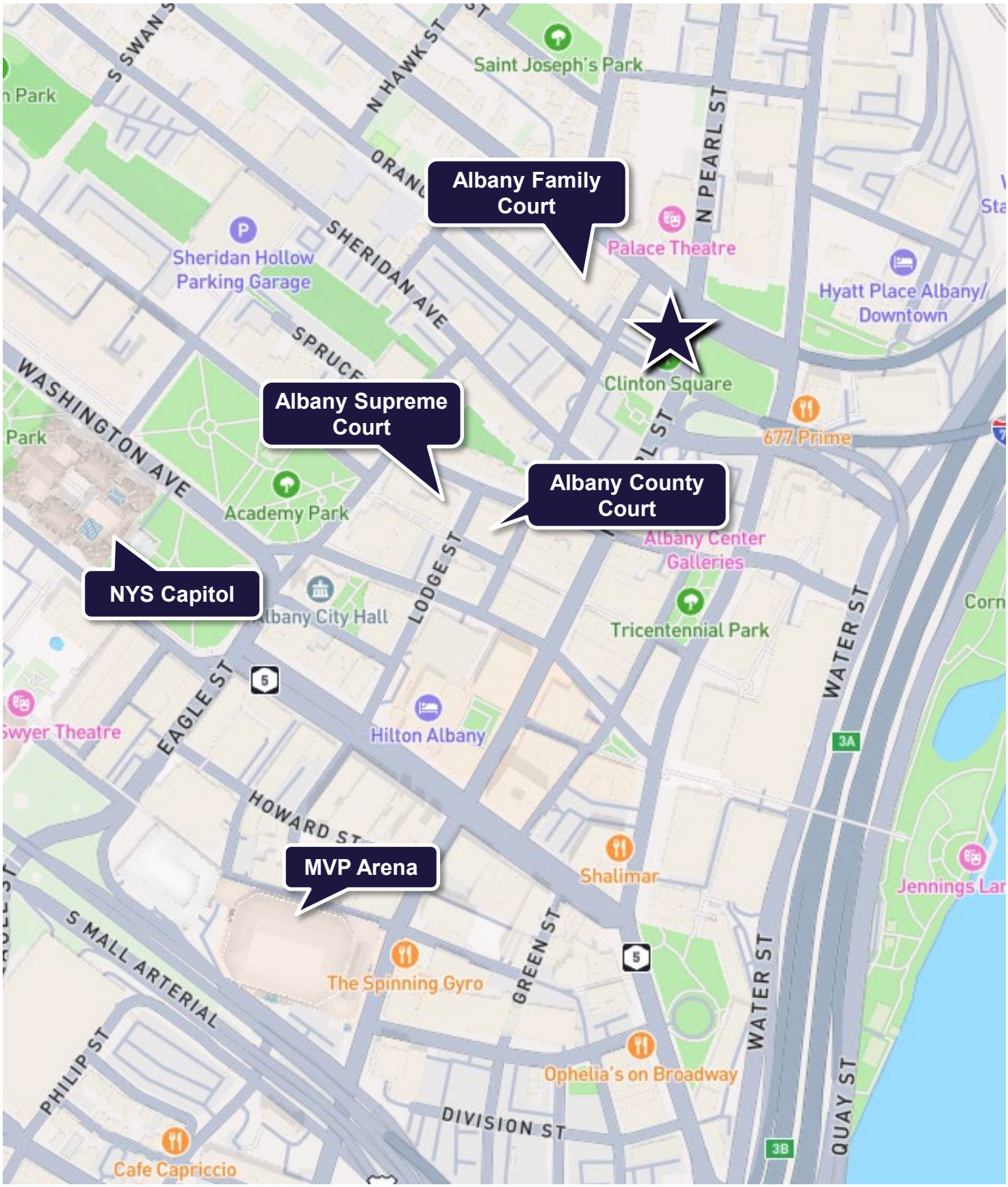


5th Floor

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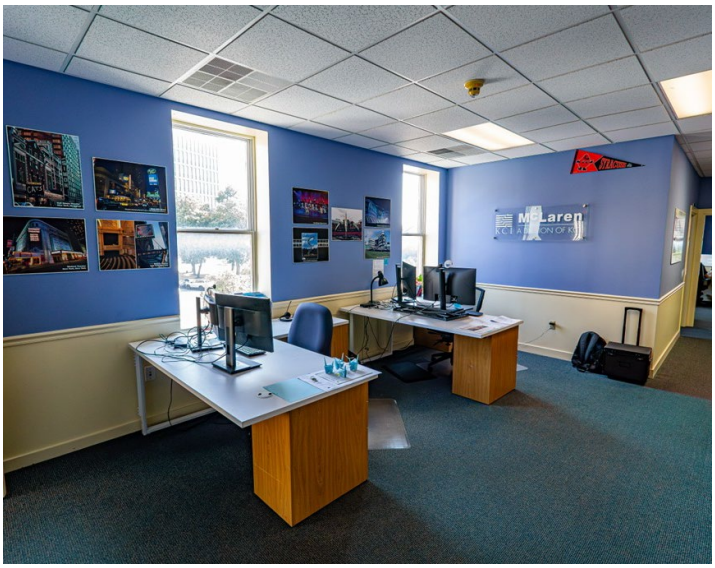


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For additional information, please contact:



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