

**FOR
SALE**

380 & 405 N PEARL ST

ALBANY, NY 12207

DOWNTOWN ALBANY WAREHOUSE DISTRICT INVESTMENT OPPORTUNITY



INDUSTRIAL WAREHOUSE & FENCED PARKING LOT

TWO (2) PARCELS

LOCATED IN THE HEART OF DOWNTOWN ALBANY' WAREHOUSE DISTRICT

405 N PEARL ST: +/-9,569 SF WAREHOUSE WITH OFFICE

380 N PEARL ST: +/-1.06 FENCED PARKING LOT

EXCELLENT CONDITION AND VERY WELL MAINTAINED

+/-16 CLEAR CEILINGS

FREIGHT ELEVATOR

HEAVY-DUTY INDUSTRIAL CRANE

FULLY SPRINKLERED- DRY SYSTEM

SOLAR ELECTRIC SYSTEM

ADJACENT THREE-UNIT APARTMENT BUILDING ALSO AVAILABLE

FOR SALE

\$989,000



**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

380 & 405 N PEARL ST

ALBANY, NY 12207

PROPERTY
DETAILS

380 N Pearl St - Tax ID: 65.16-3-19

- **Fenced Gravel Surface Parking Lot**
- +/-1.06 Acres
- Form-Based Warehouse District Zoning (MU-FW)
- Municipal Water & Sewer
- Property & School Tax: \$6,263.28

405 N Pearl St - Tax ID: 65.16-3-14

- **Industrial Warehouse with Office**
- +/-9,569 Total Square Feet
- Two (2) Stories
- +/-0.28 Acres
- Form-Based Warehouse District Zoning (MU-FW)
- +/-16' Ceiling Height
- 13'x13' Drive-In Overhead Door
- 9'x10' Drive-In Overhead Door
- 11'x14' Interior Loading Dock
- Heavy-Duty Industrial Crane
- Freight Elevator
- Municipal Water & Sewer
- Property & School Tax: \$22,026.37

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

380 & 405 N PEARL ST

ALBANY, NY 12207

AERIAL
VIEW



**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

405 N PEARL ST
ALBANY, NY 12207



**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

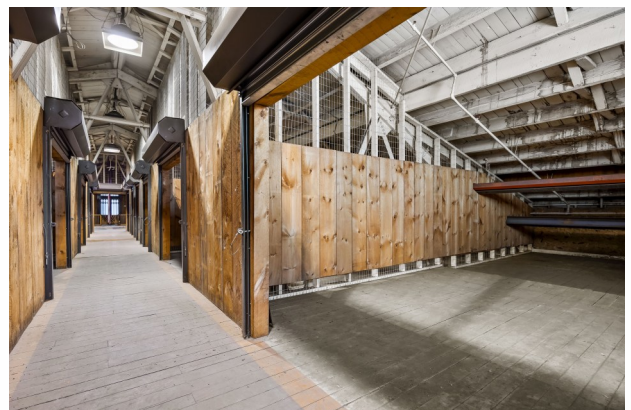
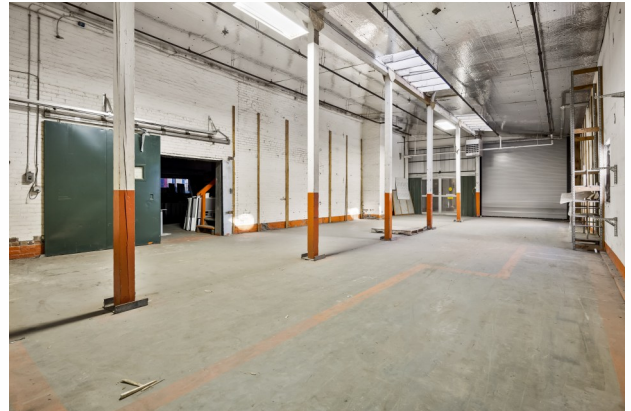


Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

405 N PEARL ST
ALBANY, NY 12207



**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

380 & 405 N PEARL ST

ALBANY, NY 12207

INCOME

380 N PEARL (PARKING LOT)

SPACES	TENANT	MONTHLY RENT	TERM
18	ALL TYPE DOORS	\$ 800	M-T-M
4	ALLIANCE HEALTH	\$ -	M-T-M
		\$ 800	

EXPENSES

PROPERTY	2025 PROPERTY TAX	2025 SCHOOL TAX	TOTAL	2025 ASSESSMENT
380 N Pearl	\$ 2,778.73	\$ 4,669.87	\$ 7,448.60	\$ 210,000.00
405 N Pearl	\$ 10,585.66	\$ 17,789.97	\$ 28,375.63	\$ 800,000.00
TOTAL 2025			\$ 35,824.23	\$ 1,010,000.00

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

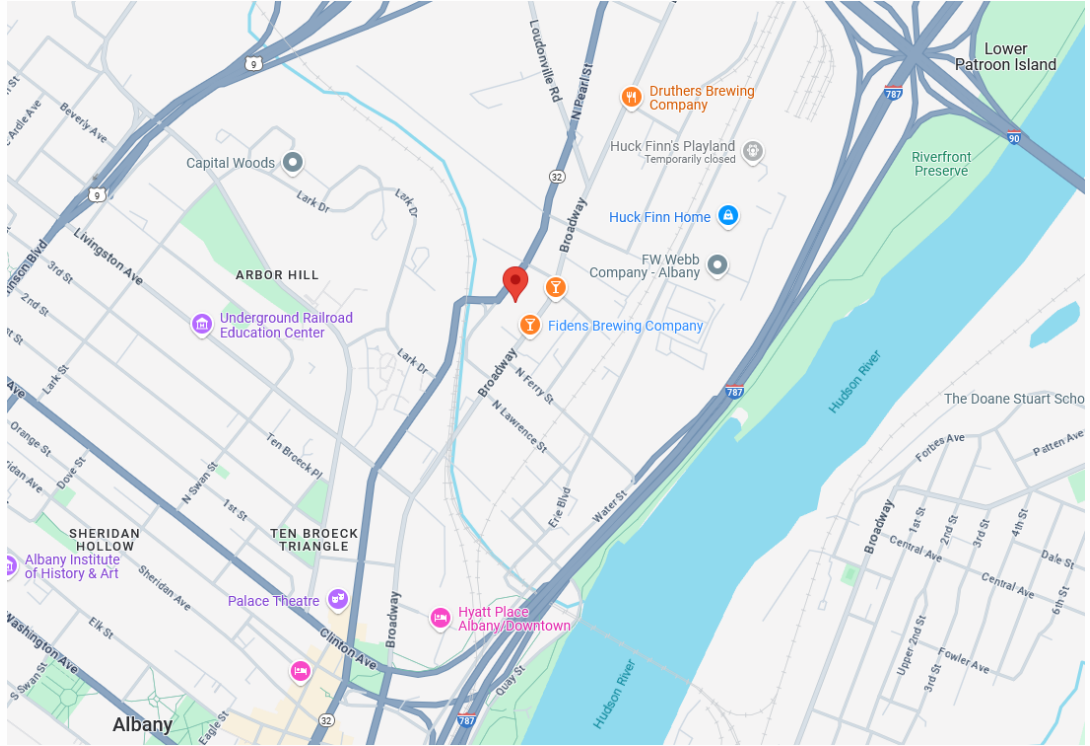
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

FOR
SALE

380 & 405 N PEARL ST

ALBANY, NY 12207

LOCATION



PARCEL MAP



Adding Value Through Professional Real Estate Services

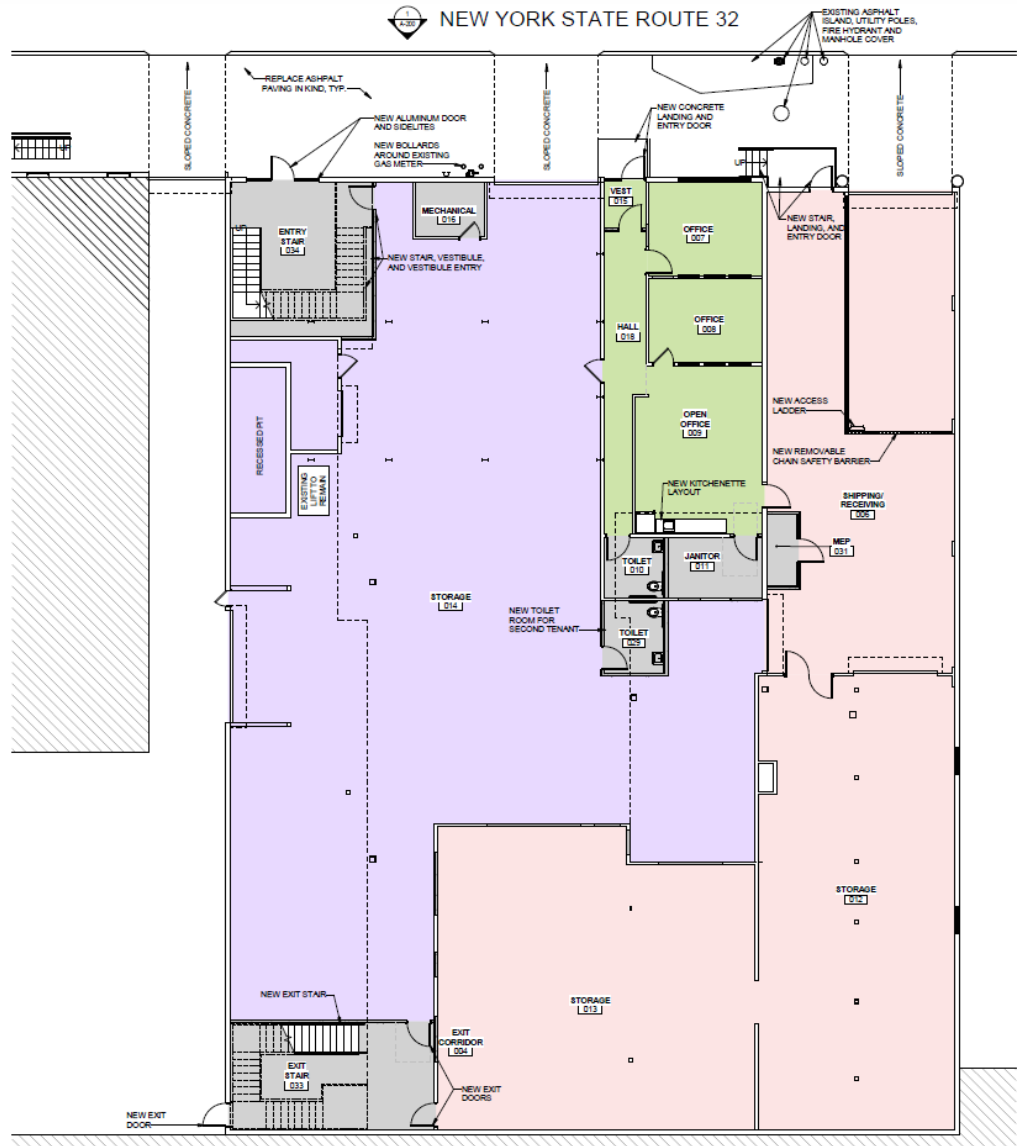
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

380 & 405 N PEARL ST

ALBANY, NY 12207

405 N PEARL
1ST FLOOR



*FRONT AND REAR ENTRY AND EXIT STAIRS SHOWN DO NOT CURRENTLY EXIST

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

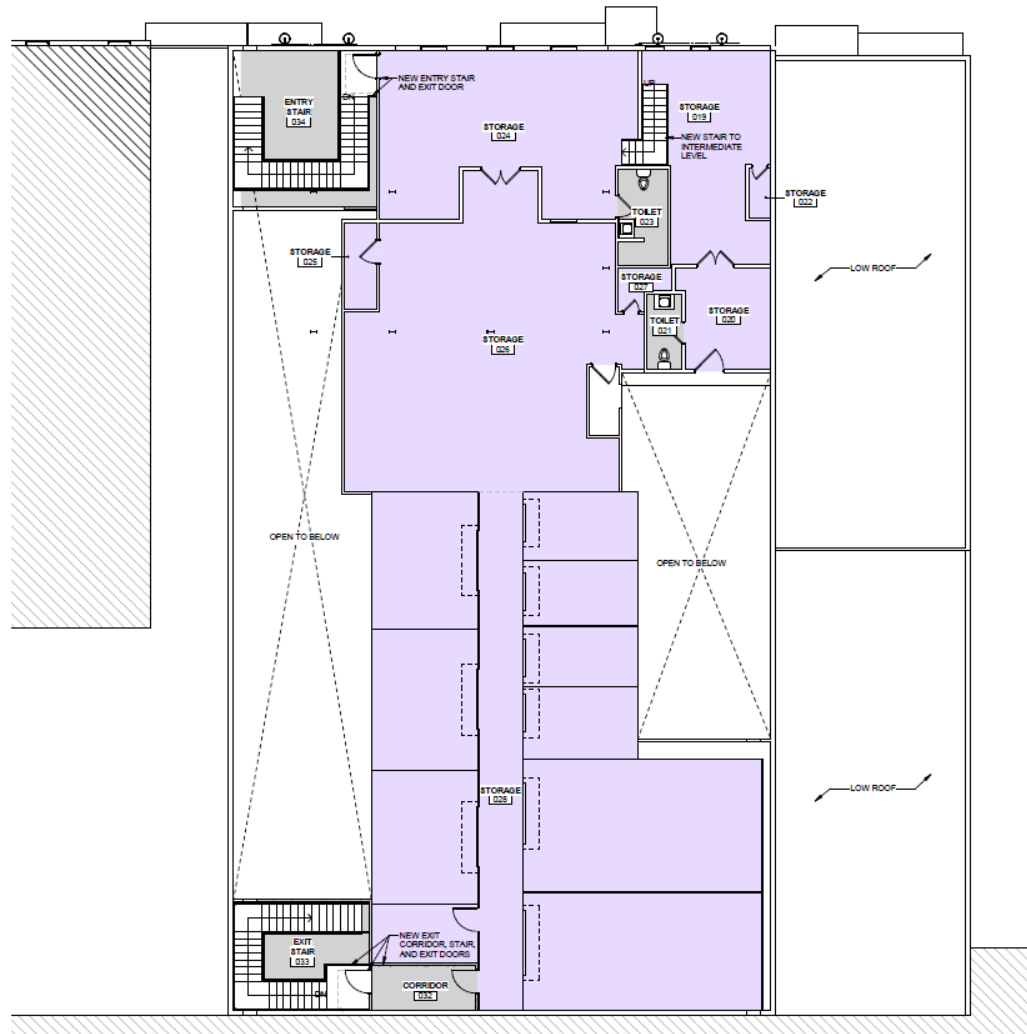
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

380 & 405 N PEARL ST

ALBANY, NY 12207

405 N PEARL
2ND FLOOR



*FRONT AND REAR ENTRY AND EXIT STAIRS SHOWN DO NOT CURRENTLY EXIST

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.