



OWNER-USER / INVESTMENT OPPORTUNITY

1306 Broadway

Menands, New York 12204 • Albany County

OFFERING PRICE

\$399,000

BUILDING AREA

±4,221 SF

LAND AREA

±0.19 AC

PRICE / SF

\$94.53

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Presented By

Executive Summary

1306 BROADWAY · MENANDS, NY

Hanna Commercial Real Estate is pleased to present **1306 Broadway** in Menands, New York — a ±4,221 square foot free-standing commercial building situated on ±0.19 acres along one of the Capital Region's most heavily traveled north-south corridors. The property is offered at **\$399,000**, or approximately **\$94.53 per square foot**.

PRICE	BUILDING	PARKING	ZONING	TRAFFIC
\$399,000	±4,221 SF	9 Spaces	C1	10,000+ VPD

The building combines a finished street-front showroom and office area with a clear-span shop and warehouse section served by a drive-in overhead door and approximately 10-foot ceilings. That configuration suits a wide range of users — contractors, service and trade businesses, distributors, showroom retail, and office/warehouse hybrids — and the C1 zoning district provides flexibility for retail, office, personal and business service, and other commercial uses.

Importantly, the sale **includes the vacant lot directly behind the building**, which carries 25 feet of frontage on Lindbergh Avenue. That parcel offers a second point of access and real optionality for additional parking, outdoor storage, yard space or rear egress — a meaningful advantage for service and trade users in an infill corridor where secure yard space is scarce.

INVESTMENT HIGHLIGHTS

- **Owner-user or investor flexibility.** Deliverable for occupancy by a single user, or positioned as a leased investment with the tenant paying operating expenses on a net basis.
- **Broadway corridor visibility.** 75 feet of frontage and building-mounted signage exposed to more than 10,000 vehicles per day.
- **Functional mixed-use improvements.** Retail/office frontage plus warehouse and shop space with drive-in loading — a combination that is difficult to replicate at this price point.
- **Bonus land included.** The rear vacant lot with Lindbergh Avenue frontage conveys with the sale, adding expansion, parking and storage potential.
- **On-site paved parking.** Nine striped spaces plus circulation, uncommon for infill commercial buildings of this vintage.
- **Low carrying cost.** Total annual real estate taxes of \$6,826.78, or roughly \$1.62 per square foot.
- **Highway and downtown access.** Minutes from I-787 Exit 6 and Downtown Albany, with quick reach to I-90, NY-32 and the broader Capital Region.



Property Details

1306 BROADWAY · MENANDS, NY

PROPERTY OVERVIEW

Address	1306 Broadway
City / State / ZIP	Menands, NY 12204
County	Albany
Submarket	North Albany
Property Type	Retail / Commercial
Current Use	Office / Retail
MLS #	202600915

SITE

Lot Size	±8,250 SF / 0.19 AC
Lot Dimensions	75' x 110'
Frontage	75' on Broadway
Additional Land	Rear lot, 25' on Lindbergh Ave
Parking	9 spaces, paved lot
Zoning	C1 — Commercial
Parcel ID	010100 66.21-1-28

REAL ESTATE TAXES

General Taxes	\$3,802.06
School Taxes	\$5,779.52
Total Annual Taxes	\$6,826.78
Taxes per SF	\$1.62

BUILDING

Total Building Area	±4,221 SF
Available Area	±4,221 SF
Year Built	1940
Stories	One
Clear Height	±10'
Construction	Brick / masonry
Roof	Flat, rubber membrane
Loading	At-grade overhead drive-in door
Signage	Building-mounted, Broadway facing

BUILDING SYSTEMS

Heating	Forced air, natural gas
Electric	200 amp service
Water	Public
Sewer	Public

PERMITTED / POSSIBLE USES

Retail	✓
Office	✓
Office / Warehouse	✓
Warehouse / Storage	✓
Garage / Service	✓
Light Manufacturing	✓
General Business	✓

Expense structure. The building has historically been operated on a net basis, with the tenant responsible for common area maintenance, electricity, gas, hot water, insurance, sewer, water, trash collection and taxes. Buyers should independently verify all zoning, permitted uses, square footages, systems and tax figures.

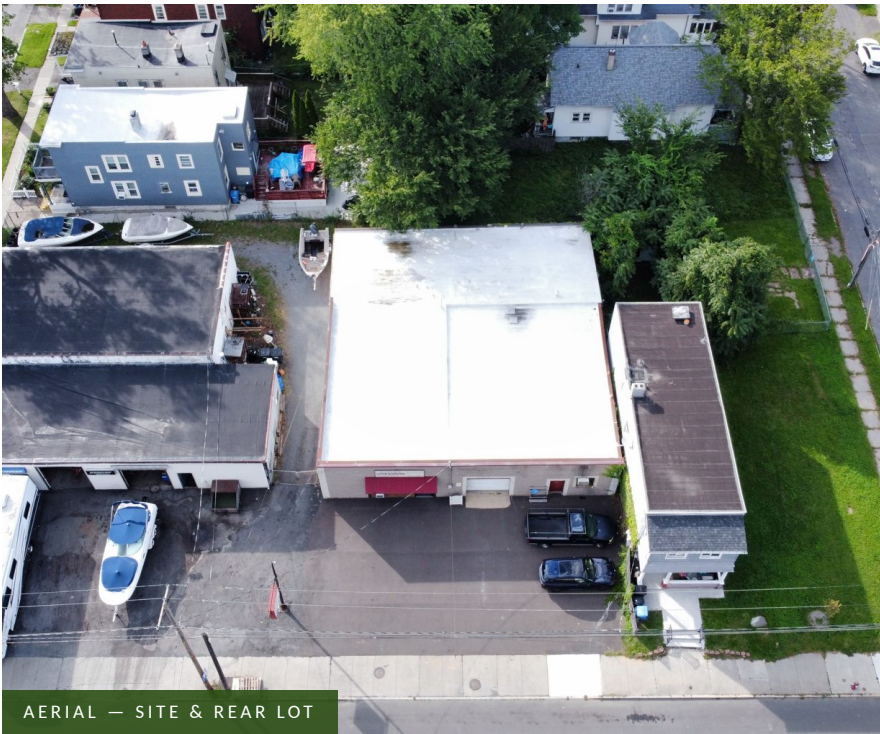
Location & Access

1306 BROADWAY · MENANDS, NY

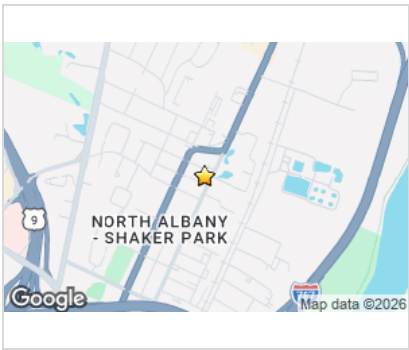
1306 Broadway sits on the Broadway (NY-32) corridor between Lindbergh Avenue and Bonheim Street, on the Menands / North Albany line. Broadway is the primary surface connector between Downtown Albany, the Menands commercial district and Watervliet, and it carries in excess of 10,000 vehicles per day past the building's frontage.

The immediate area is a working commercial and light-industrial corridor — trades, service businesses, marine and auto uses, distribution and neighborhood retail — backed by dense established residential neighborhoods on both sides. It is the kind of location where a contractor, supplier or service business can be visible to retail traffic while still operating a shop and yard on site.

Access is a principal strength. I-787 Exit 6 (Menands / NY-32) is minutes away, providing direct connections to I-90, I-87 and the Northway, and the Port of Albany, Albany Medical District and Downtown Albany employment base are all within a short drive. Albany International Airport is roughly fifteen minutes north.



AERIAL — SITE & REAR LOT



DRIVE TIMES

I-787 / Exit 6	±2 minutes
Downtown Albany	±7 minutes
Port of Albany	±10 minutes
Albany Int'l Airport	±15 minutes

CORRIDOR PROFILE

Traffic Count (Broadway)	10,000+ VPD
Corridor	Broadway / NY-32
Cross Streets	Lindbergh Ave & Bonheim St
Character	Commercial / light industrial

Exterior

1306 BROADWAY • MENANDS, NY



BROADWAY FRONTAGE — STOREFRONT & DRIVE-IN DOOR



SITE & PARKING



SIDE DRIVE TO REAR



INCLUDED VACANT LOT — LINDBERGH AVENUE FRONTAGE

Interior

1306 BROADWAY • MENANDS, NY



SHOWROOM / RECEPTION & OFFICE AREA



OPEN SHOP & WAREHOUSE — ±10' CEILINGS



DRIVE-IN DOOR



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Tours and diligence. The property is shown by appointment only. Please do not disturb the occupant or visit the site without an appointment. Additional diligence materials are available to qualified parties upon request.

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