

FOR SALE

25 DELAWARE AVE

DELMAR, NEW YORK 12054

WELL MAINTAINED
OFFICE BUILDING
IDEAL FOR OWNER
OCCUPANT



+/-5,400 SF SINGLE-TENANT OFFICE BUILDING

- Great location just seconds from Downtown Albany
- Ample on-site parking (+/-21 spaces)
- Tremendous exposure directly on Delaware Ave: 14,038 AADT
- Rooftop solar photovoltaic (PV) system
- Gas forced air heating and cooling
- Single-story metal construction on slab
- Former warehouse originally constructed in 1970
- +/-16' ceilings above the 9' finished grid
- +/-0.86 acres
- Municipal water & sewer
- 400 AMP, 3-Phase, 208V Electrical Service
- Taxes: \$16,031.00 (\$2.97 PSF)

AVAILABLE
FOR SALE

\$589,000

\$109 PSF

ALSO AVAILABLE FOR LEASE AT \$18.00 PSF + UTILITIES & JANITORIAL

FOR MORE
INFORMATION,
PLEASE CONTACT

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



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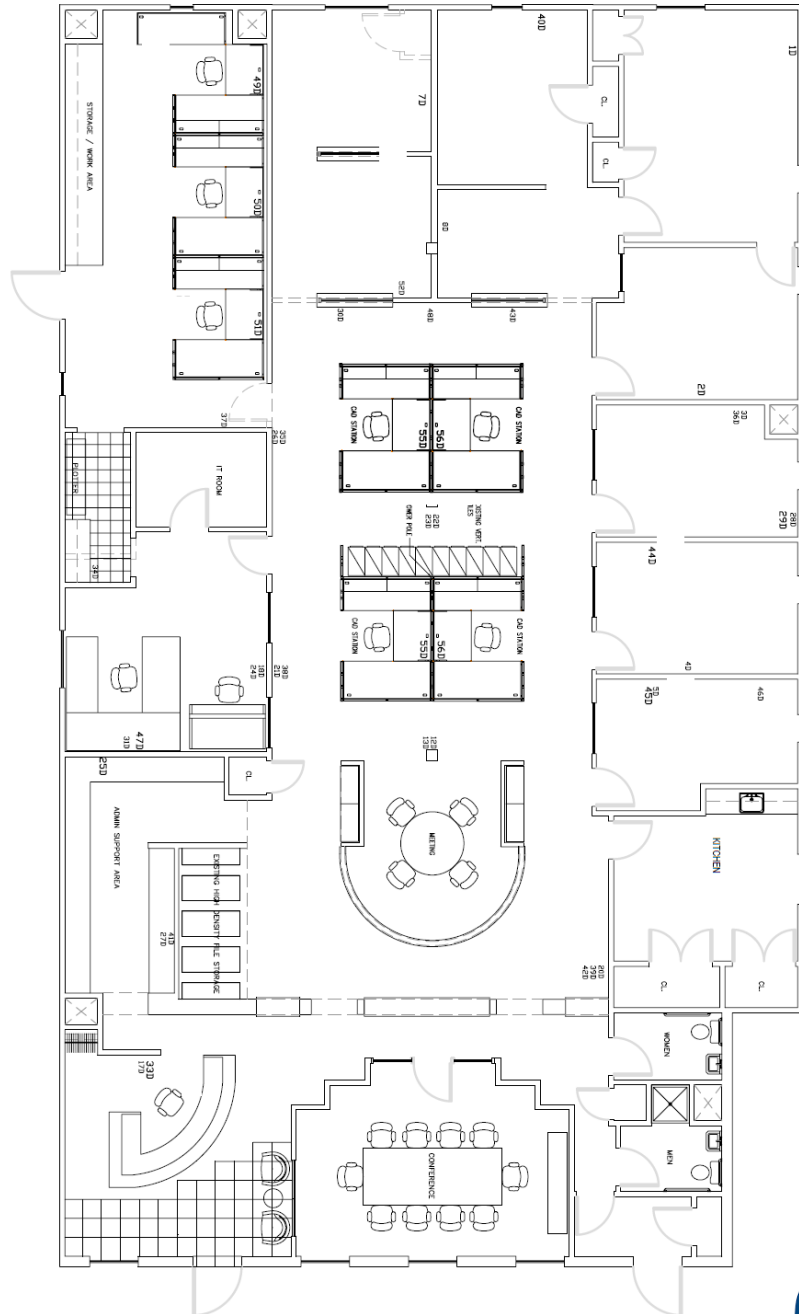
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FLOOR PLAN

- Reception
- (5) Private Offices
- (6) Workstations
- Conference Room
- Training Room
- Copy Room
- (2) Restrooms
- Breakroom
- IT Room



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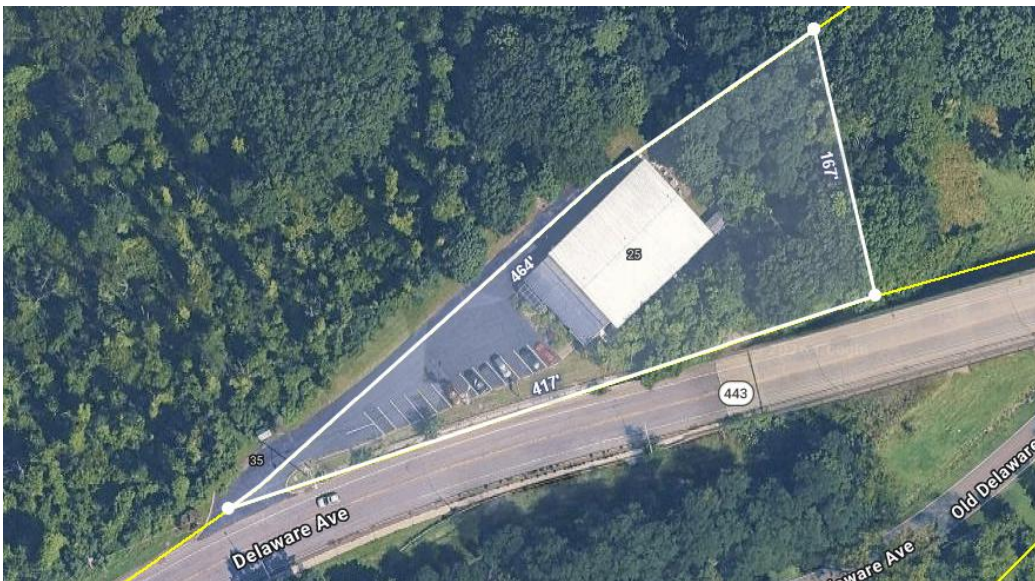
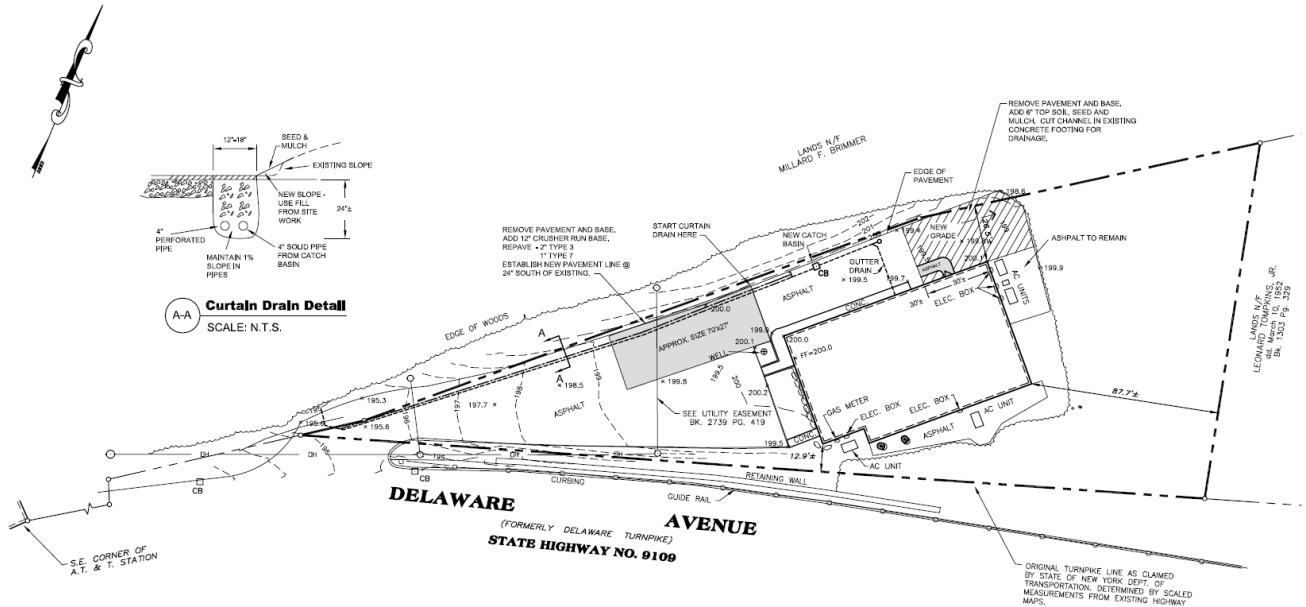


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SITE PLAN



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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	37,060	169,599	353,069
2025 Population	35,954	171,011	358,368

Households			
	2 miles	5 miles	10 miles
2020 Households	15,481	71,732	147,672
2025 Households	14,928	71,970	149,371

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$106,073	\$96,484	\$104,711
Median Household Income	\$85,021	\$74,329	\$82,560

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$253,930	\$277,111	\$292,420
Median Year Built	1950	1958	1964

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