



4-6 SHERIDAN AVENUE

DOWNTOWN ALBANY, NEW YORK 12207

Fully Built-Out ±4,500 SF Restaurant Opportunity | Former Ama Cocina

FOR LEASE
\$4,000 / MONTH

EXECUTIVE SUMMARY

The Offering

Hanna Commercial Real Estate, as exclusive leasing agent, is pleased to present the opportunity to lease approximately **4,500 square feet** of fully built-out restaurant space at **4-6 Sheridan Avenue**, positioned at the center of Downtown Albany's renaissance. Formerly home to Ama Cocina, the space is anchored by a modern four-story mixed-use building (2016 construction) with **13 luxury apartments directly above**, delivering a built-in customer base at the front door.

The space features both **indoor and outdoor seating**, a commercial kitchen infrastructure, 10-foot ceilings, and a wet sprinkler system. Surrounded by more than **500 newly developed residential units** and benefiting from over **\$200 million in ongoing downtown investment**, this location is poised to capitalize on the area's growing population, thriving entertainment scene, and increasing foot traffic.

This is a premier opportunity for a restaurateur to bring their vision to one of Albany's most exciting dining destinations — steps from North Pearl Street, Clinton Avenue, and the Capital Region's government, office, and entertainment core.

INVESTMENT HIGHLIGHTS

- Turnkey restaurant build-out with indoor & outdoor seating
- 13 luxury apartments above; 500+ new residential units nearby
- \$200M+ in ongoing Downtown Albany investment
- Modern 2016 construction with wet sprinkler & central air

OFFERING SUMMARY

PROPERTY ADDRESS

4-6 Sheridan Avenue, Albany, NY 12207

LEASE RATE

\$4,000 per Month

AVAILABLE SF

±4,500 SF (Fully Built-Out Restaurant)

PROPERTY TYPE

Mixed Use – Restaurant / Retail

BUILDING SIZE

16,472 SF Total | 4 Stories

YEAR BUILT

2016

CEILING HEIGHT

10 Feet

CURRENT / POSSIBLE USE

Restaurant

PRIOR OCCUPANT

Ama Cocina (Established 2015)

MLS NUMBER

202600749

PROPERTY DETAILS

Building & Site Specifications

BUILDING

BUILDING AREA TOTAL
16,472 SF

AVAILABLE SF
±4,500 SF

RETAIL SF
4,500 SF

OFFICE SF
100 SF

STORIES
4

YEAR BUILT
2016

CEILING HEIGHT
10 FT

SITE

LOT SIZE
0.10 Acres | 4,118 SF

LOT DIMENSIONS
58' x 71'

PARCEL NUMBER
010100 76.34-2-4

ZONING / SUB TYPE
Mixed Use

PARKING
On-Street (Paved)

COUNTY
Albany

CITY REGION
Downtown

SYSTEMS & EXPENSES

SPRINKLER SYSTEM
Yes – Wet System

ELECTRIC
200 Amp Service

COOLING
Central Air

HEATING
Natural Gas

WATER / SEWER
Public / Public

EST. ANNUAL TAXES
\$30,000 (Building)

TENANT PAYS
CAM, Electric, Water, Sewer, Trash, A/C



LOCATION OVERVIEW

Downtown Albany, New York

4-6 Sheridan Avenue sits one block off **North Pearl Street**, the spine of Downtown Albany's dining and entertainment district, and moments from Clinton Avenue, the Palace Theatre, and the Capitol corridor. The immediate neighborhood has been transformed by a wave of residential conversion and new construction, adding hundreds of market-rate apartments within walking distance.

Downtown Albany's daytime population is driven by New York State government, the courts, and a dense concentration of office, legal, and financial employers — while the growing residential base sustains evening and weekend traffic. With more than **\$200 million in ongoing downtown investment** and over **500 newly developed residential units** in the surrounding blocks, the district's dining demand continues to strengthen.

Access: From I-90, take Exit 6A to I-787 South toward Albany/Rensselaer; take Exit 4B for US-9 North toward Clinton Avenue; continue onto Clinton Avenue, turn left onto North Pearl Street, then right onto Sheridan Avenue.



500+

New Residential
Units Nearby

\$200M+

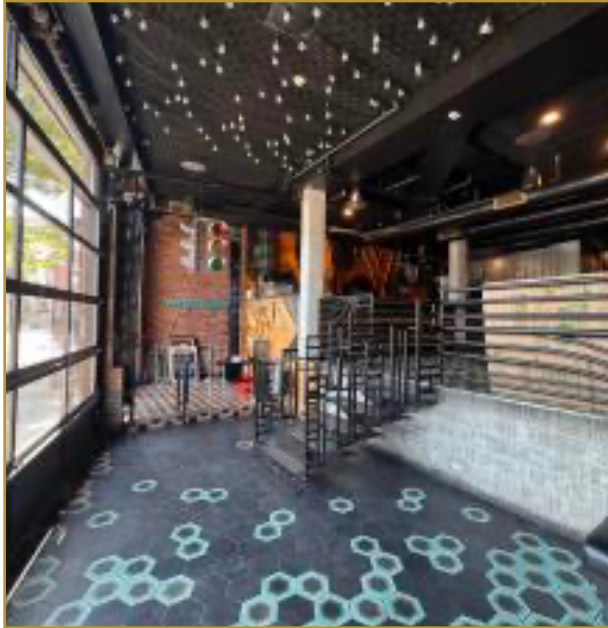
Ongoing Downtown
Investment

13

Luxury Apartments
Directly Above

PROPERTY PHOTOS

Interior & Exterior — Page 1 of 2



PROPERTY PHOTOS

Interior & Exterior — Page 2 of 2





EXCLUSIVE LEASING CONTACT



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4-6 SHERIDAN AVENUE
FOR LEASE – \$4,000/MO

±4,500 SF Turnkey Restaurant
Downtown Albany | MLS# 202600749

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