

***FOR SALE***  
REDEVELOPMENT  
OPPORTUNITY



**995 & 999 STATE ST.**

ALBANY, NY 12203

**TRG**



# 995 & 999 STATE ST.

## HIGHLIGHTS

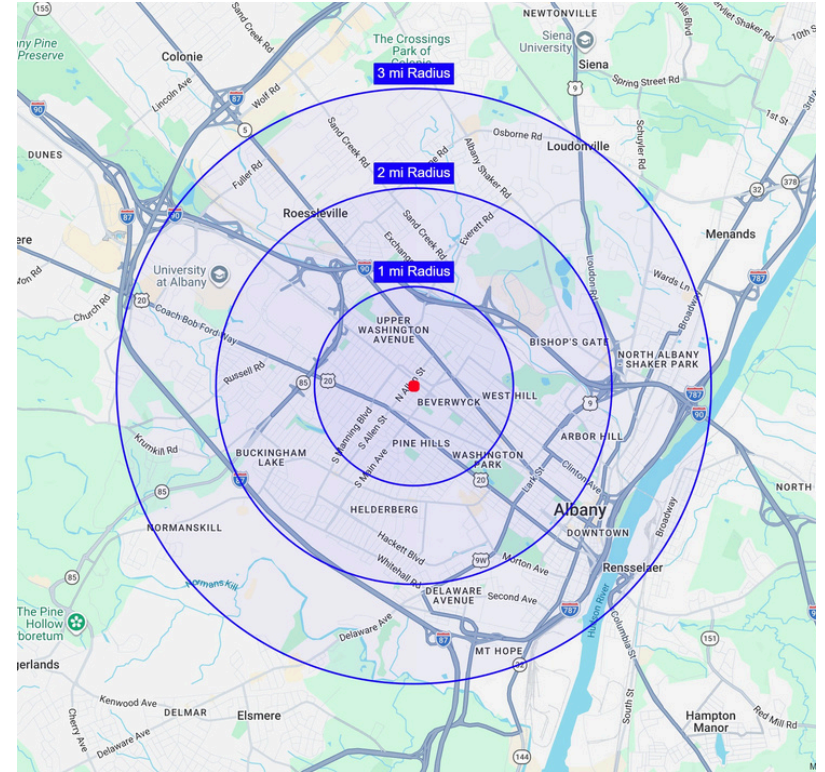
- Two parcels:
  - 995 State Street Tax ID:64.44-1-61 (0.40 AC)
  - 999 State Street Tax ID:64.44-1-66 (0.08 AC)
- Access on both State St. and Spring St.
- Previously used as Podiatry Office.
- Prime development site.
- Mixed Use- Neighborhood Edge (MU-NE) zoning allows for office, retail, and residential uses.
- Utilities Municipal Water & Sewer.
- Property & School Taxes: \$8,441.74
- Convenient Public Transportation.

## OFFERING INFO

|                |                         |
|----------------|-------------------------|
| Parcel Size:   | ±0.48 Acres (21,000 SF) |
| Building Size: | 2,964 SF                |
| Parking Spots: | 8:1000                  |
| Sale Price:    | \$425,000               |

## DEMOGRAPHICS

|                         | 1 Mile   | 2 Miles  | 3 Miles  |
|-------------------------|----------|----------|----------|
| POPULATION:             | 29,788   | 77,084   | 130,718  |
| HOUSEHOLDS              | 12,491   | 34,225   | 54,921   |
| AVERAGE HH INCOME       | \$75,470 | \$88,949 | \$93,585 |
| DAYTIME POPULATION      | 20,162   | 65,181   | 142,553  |
| BUSINESS ESTABLISHMENTS | 981      | 2,959    | 5,964    |



## Area Amenities:

Kismet GRILL

MAR<sup>32</sup> KET  
BY PRICE CHOPPER

DUNKIN'

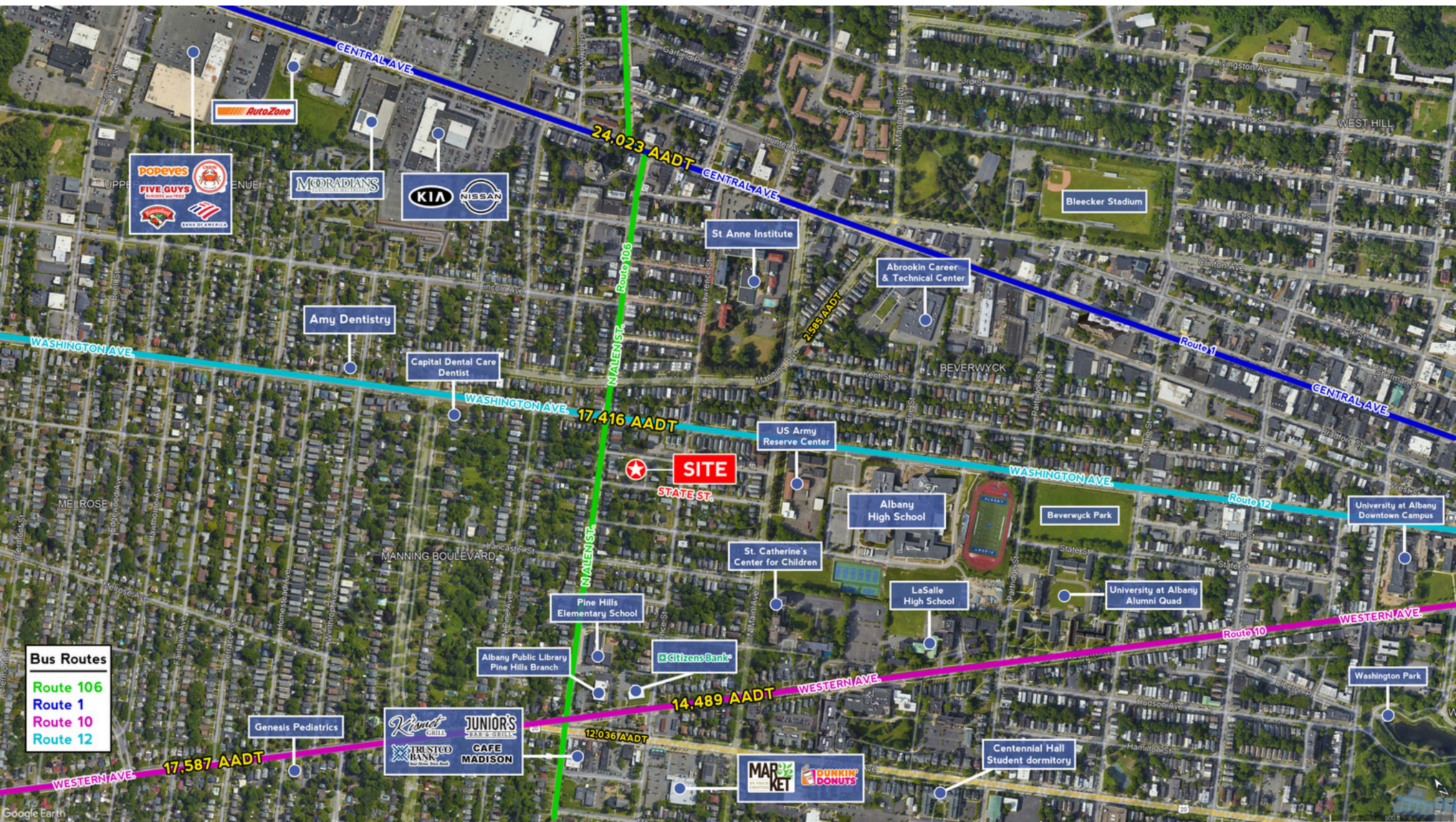
JUNIOR'S  
BAR & GRILL  
ALBANY, NY

Citizens Bank®

TRUSTCO BANK®

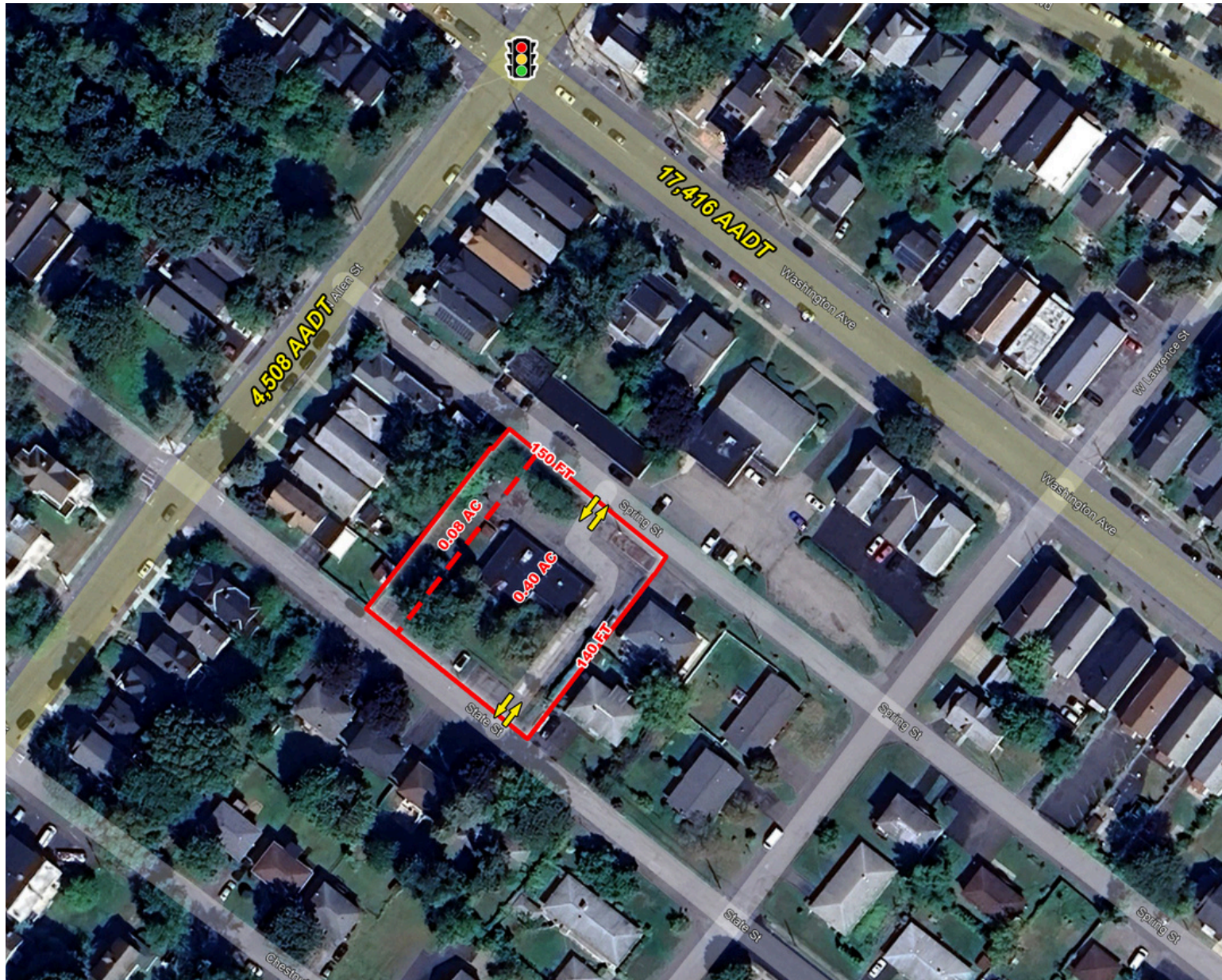


# MARKET AERIAL





## LOW AERIAL





# PHOTOS





# PHOTOS





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For all real estate inquiries please  
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