

SALE FACT SHEET

411 NEW KARNER ROAD
ALBANY, NEW YORK



LOCATION:

THIS OFFICE/RETAIL PROPERTY IS LOCATED JUST NORTH OF THE INTERSECTION OF CENTRAL AVENUE AND ROUTE 155. THE SITE IS POSITIONED ON THE MAIN COMMUTER ROAD CONNECTING GUILDERLAND, COLONIE AND THE SURROUNDING COMMUNITIES.

DESCRIPTION:

BUILDING HAS APPROXIMATELY 2,000 SQUARE FEET OF USABLE OFFICE SPACE. BUILDING IS ADA COMPLIANT WITH A LIFT LOCATED JUST WITHIN FRONT DOOR. PARKING AVAILABLE FOR 9 CARS.

FOR SALE:

~~\$355,000.00~~ **REDUCED \$285,000**

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
POPULATION	6,624	32,693	117,370
AVE HH INCOME	\$64,494	\$69,381	\$73,590
MEDIAN AGE:	41.2	43.4	41.2

TRAFFIC COUNTS:

20,394 2006 AADT

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