

# Office Building

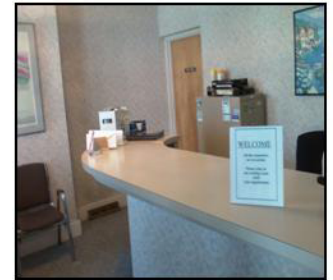
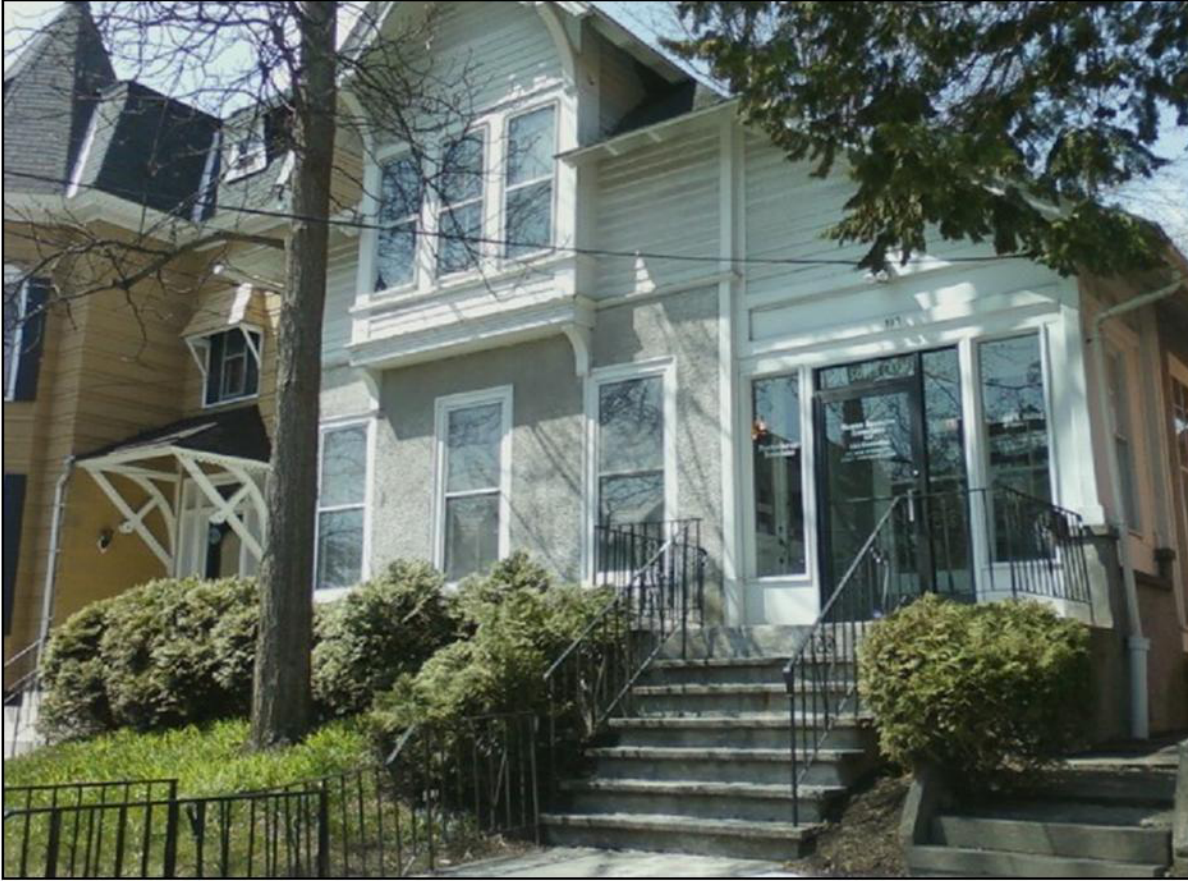
105 South Lake Ave

Albany, NY

\$219,000

**FOR  
SALE**

**OFFICE**



## Profile

**Location:** Washington Park / Albany Med Ctr  
**Zoning:** R2A—continuing office use  
**Bldg. size:** 1,936 SF  
**Available:** 1,936 SF  
**Private offices:** 7 offices  
**HVAC:** 1st FL: Gas hot air and central A/C  
2nd FL: Electric baseboard  
**Recent upgrades:** Newer air-conditioning; new sewer line

## Features

- Ideal owner-occupant office building
- Attractive stucco office building in the desirable Washington Park / Albany Med neighborhood
- 7 private offices, reception, kitchenette, 1 full bathroom and 2 half bathrooms
- Potential to convert 2nd FL to an apartment
- *Total cost of ownership will be less than renting similar sized office space*

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