



296 Washington Avenue Extension

Albany, NY

Property Features

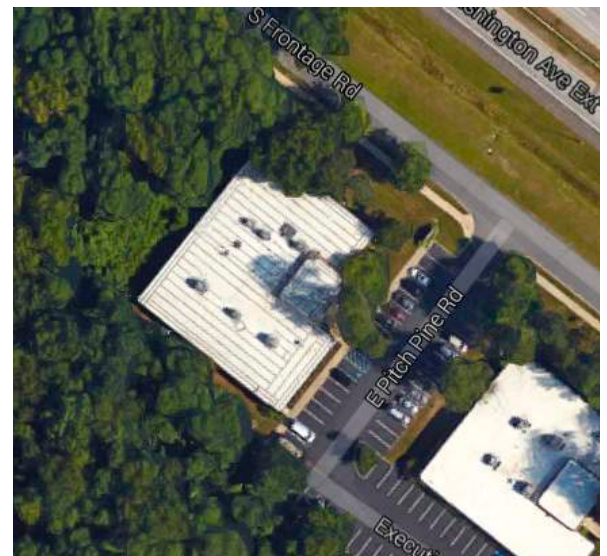
- Class A office space off of Washington Ave Extension
- Convenient access to major highways, shopping malls, and restaurants
- Single-story office building with flexible build out
- Private off-street parking available for 59 vehicles
- Peaceful quiet setting near Pine Bush Reserve
- Gross lease price includes taxes, insurance and maintenance - Tenant pays utilities

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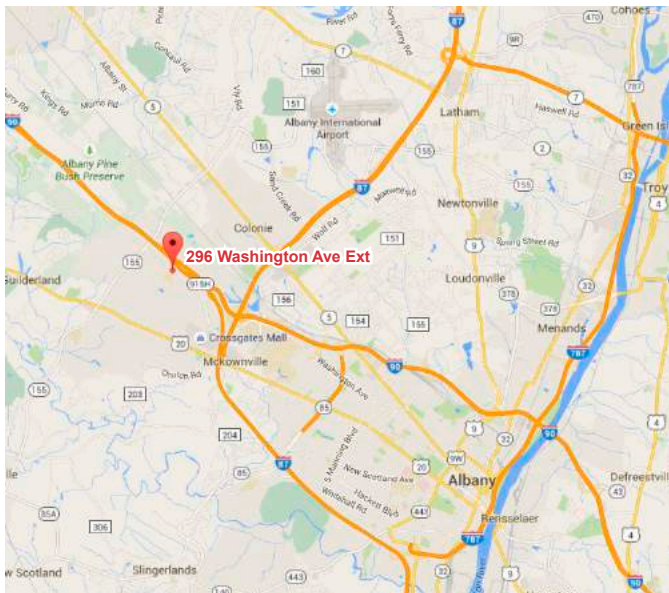
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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Building Information

Lot size:	1.74 Acres
Zoning:	Business
Parking:	59 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	600 Amp 3 Phase
Condition:	Excellent
Construction:	Brick / Glass
Built:	1985



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Floor Plans

