



PROPERTY PACKET

DOWNTOWN ALBANY CRE PROPERTIES

(Excerpt from CBCPP property tour, May 2018)

AGENT REFERRAL COMMISSIONS



**Earn One
Month's Rent
Commission
On Referrals
to Any
Prime Companies
Community**

*(you could earn from
\$1,100 to over \$3,000!)**



HUDSON SQUARE

1000 Hudson Square, Cohoes NY
primehudsonsquare.com



56 Marion Avenue, Saratoga Springs NY
thehamletatsaratogasprings.com

Electric City

Leasing Fall 2018



1 Sound Place, Cohoes NY
albanysheltercove.com



2475 Brookshire Drive, Niskayuna NY
primetalloaks.com



100 Waters View Circle, Cohoes NY
albanywatersview.com



200 Riverwalk Way, Cohoes NY
river-walk.com



1100 Riverview Road, Green Island NY
albanyriversedge.com

To make a referral, email info@theprimecompanies.com

**Include the prospect's name, email, phone, property you are referring them to, and
any other information you can offer us so we can best assist your client.**

**Payments will be made upon execution of the lease. Leases must be 12 months or longer for a full month's rent commission.
Details of this promotion may be canceled/changed at any time.*

PRIMECOMPANIES.COM/APARTMENTS

ABOUT US



PRIME PROPERTIES

COLDWELL BANKER COMMERCIAL PRIME PROPERTIES

Coldwell Banker Commercial Prime Properties is a New York State company whose principle business is to assist in every aspect of the commercial real estate transaction. Our worldwide affiliation with Coldwell Banker Commercial enables us to assist with projects on a local, national and international basis.

Coldwell Banker Commercial Prime Properties is committed to providing exceptional commercial real estate services across all commercial property types and service lines. Our associates are experienced professionals who have proven competence in the real estate industry. Coldwell Banker Commercial Prime Properties professionals come from a wide variety of backgrounds and function well as a team as well as individually when addressing a clients particular real estate needs.

Our agents provide well-informed guidance in every aspect of the commercial real estate transaction. We offer buyer and seller representation including: acquisition, disposition, leasing, tenant representation, construction, project management, site analysis, development representation and relocation. Whether you are looking to acquire, sell, lease, or develop commercial property, our associates can provide professional advice and market knowledge to help find the best solutions for your commercial real estate needs. As a result, when a client obtains the services of a Coldwell Banker Commercial Prime Properties associate, the client receives not only the full attention and dedication of that particular professional, but also the skills and capability of our entire staff.

OFFICE LOCATIONS (CAPITAL REGION)

Cohoes, New York (Company Headquarters / Commercial Office)
Slingerlands, New York
Loudonville, New York
East Greenbush, New York
Albany, New York
Saratoga Springs, New York
Glens Falls, New York
Clifton Park, New York
Niskayuna, New York
Greenville, New York

SPECIALTIES

Commercial Real Estate Sales
Property Management
Retail
Financing
Development
Multifamily Services
Office Services
Industrial
Investments
Landlord Representation
Land Services
Hospitality

CAPITAL REGION CONTACT INFORMATION

Coldwell Banker Commercial Prime Properties
621 Columbia Street, Cohoes, NY 12047
(518) 785-9000 x126 Office
(518) 220-9448 Fax

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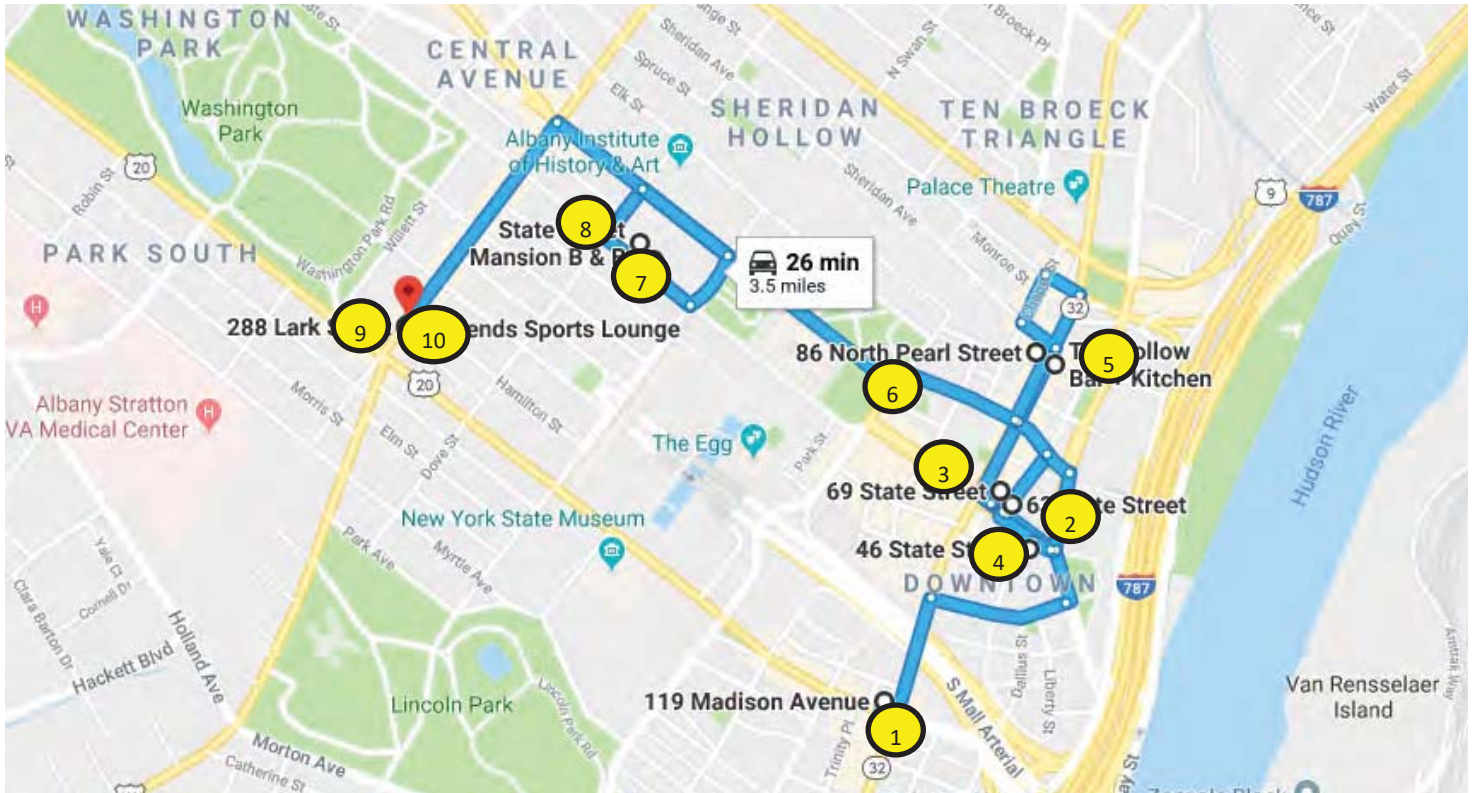
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Cohoes, NY 12047
518-785-9000

MAP AND SCHEDULE



PRIME PROPERTIES



Track our movements and know where the tour is in real time by following us on Twitter @CBCPrimeProp

AGENDA		
Order	Address	Time
(Start) 1	119-121 Madison Avenue	10:00am - 10:15am
2	63 State Street	10:30am - 10:40am
3	69 State Street	10:45am - 10:55am
4	46 State Street	11:00am - 11:10am
5	79 North Pearl Street	11:20am - 11:45am
6	86 North Pearl Street	11:50am - 12:00pm
7	261 State Street	12:10pm - 12:20pm
8	281 State Street	12:25pm - 12:40pm
9	286 Lark Street	1:00pm - 1:10pm
(End) 10	288 Lark Street	1:15pm - 1:30pm

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AVAILABLE PROPERTIES



PRIME PROPERTIES

119-121 MADISON AVE, ALBANY NY



PROPERTY TYPE: Restaurant + Rental Units
FOR SALE/LEASE: Sale
PRICE/RATE: \$599,000

Iconic Albany Restaurant for sale. Price includes business, real estate, 50+ parking spaces on 3 lots and all FFE. 180 seats in main dining room and approximately 70 seats in the banquet room for private parties. 4 residential units in building would yield +/- \$30k in revenue.

CONTACT: Leah A. Witko, Licensed Real Estate Salesperson

C: (518) 649-7505

EMAIL: lwitko@cbcprime.net

63 STATE STREET, ALBANY NY



PROPERTY TYPE: Mixed Use
FOR SALE/LEASE: Lease
PRICE/RATE: \$15.00 PSF

Unique opportunity to lease/lease to purchase a free standing building. Ideal for office or retail use. Great visibility to road. Three stories feature open floor plan, brass elevator and period details throughout the building. Close to all downtown restaurants, retail, hotels and Times Union Ctr.

CONTACT: Leah A. Witko, Licensed Real Estate Salesperson
Peter Sciocchetti, Licensed Real Estate Salesperson

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EMAIL: psciocchetti@cbcprime.net

69 STATE STREET, ALBANY NY



PROPERTY TYPE: Office
FOR SALE/LEASE: Lease
PRICE/RATE: Multiple Suites
\$9.75-\$11.25 PSF

Downtown Albany landmark building. Convenient to downtown, I-787, I-87 and I-90, Train Station and bus terminal. Square Footage available ranging from 2,500 sf to 60,000 sf. Bank of America is anchor tenant. Offers 24/7 security, full maintenance and management, and café.

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46 STATE STREET, ALBANY NY



PROPERTY TYPE: Mixed Use
FOR SALE/LEASE: Lease
PRICE/RATE: \$2500/month

Building for lease includes retail space on ground floor and residential above. Formerly a deli, ideal for a takeout food establishment. Could also work as a retail store or office space, including jewelry, lawyer, accountant, etc.

CONTACT: Alexander G. Nichols, Associate Broker

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PRIME PROPERTIES

79 NORTH PEARL STREET, ALBANY NY

Approx. 8,000 sf. available for lease. Multiple suites ranging from 1,000-3,500 +/- SF. Offices feature high ceilings, exposed brick, natural light and great views.

PROPERTY TYPE:
FOR SALE/LEASE:
PRICE/RATE:

Office
Lease
Multiple Suites
\$10.50 PSF



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EMAIL: lwitko@cbcprime.net

86 NORTH PEARL STREET, ALBANY NY

Solid 6 story building. Formerly restaurant/bar, or could be a great office space in the heart of the Albany downtown business district.

PROPERTY TYPE:
FOR SALE/LEASE:
PRICE/RATE:

Mixed Use
Lease
\$6,900/month



CONTACT: Alexander G. Nichols, Associate Broker

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261 STATE STREET, ALBANY NY

Three story brick roman townhouse located in just a block from State and Capital buildings. Structure can be converted to 3-4 units or single family home. New rubber roof, hot water heater, plumbing and HVAC. Seller working on 6 parking spots available behind building.

PROPERTY TYPE:
FOR SALE/LEASE:
PRICE/RATE:

Mixed Use
Sale
\$749,000



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281 STATE STREET, ALBANY NY

Built in the late 1800's formerly a private residence turned into a B&B. Easily converted to residential rentals. Exquisite moldings, wood and iron work and high ceilings indicative of the time of build. +/-10 parking spaces included behind building. Near Capital buildings, restaurants, etc.

PROPERTY TYPE:
FOR SALE/LEASE:
PRICE/RATE:

Mixed Use
Sale
\$950,000



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PRIME PROPERTIES

286 LARK STREET, ALBANY NY

Former 'Legends Sports Bar'. Completely approved architectural drawings, permit ready for full service restaurant. Kitchen with hood, two mahogany bars and four ADA restrooms in place, full walk out basement, sprinklers already in place.

PROPERTY TYPE:
FOR SALE/LEASE:
PRICE/RATE:

Restaurant
Lease
\$20.00 PSF



CONTACT: Ali Celik, Licensed Real Estate Salesperson

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288 LARK STREET, ALBANY NY

Landmark building is available for lease. Approved architectural drawings, permit ready. Formerly popular restaurant '288 Lark'. Existing bar and two restrooms, rear patio 357 S.F. for outdoor seating. Additional 1,000 SF available on the 1st floor.

PROPERTY TYPE:
FOR SALE/LEASE:
PRICE/RATE:

Restaurant
Lease
\$3,506/month



CONTACT: Ali Celik, Licensed Real Estate Salesperson

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