

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
52 South Pearl St, Albany
NY, 12207

PRIME PEARL STREET EXPOSURE – STEPS FROM MVP ARENA

QUICK FACTS

- PREMIER DOWNTOWN ALBANY LOCATION DIRECTLY ACROSS FROM MVP ARENA
- 9,432 SF THREE-STORY MIXED-USE BUILDING WITH STRONG VISIBILITY AND CURB APPEAL
- ELEVATOR ACCESS AND MULTIPLE UTILITY METERS IN PLACE FOR FLEXIBLE OCCUPANCY
- ZONED C-3 DOWNTOWN COMMERCIAL – PERMITS A WIDE RANGE OF USES
- LOCATED IN THE DOWNTOWN ALBANY HISTORIC DISTRICT
- EXCELLENT 34 FT FRONTAGE ON SOUTH PEARL STREET WITH CONSISTENT PEDESTRIAN TRAFFIC
- SURROUNDED BY STATE OFFICES, HOTELS, APARTMENTS, RESTAURANTS, AND PUBLIC TRANSIT HUBS
- WITHIN WALKING DISTANCE OF PARKING GARAGES, BUS LINES, AND OVER 70+ LOCAL BUSINESSES

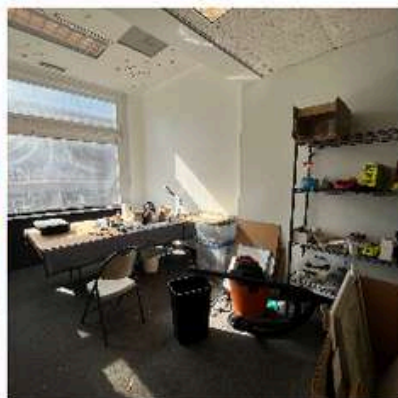
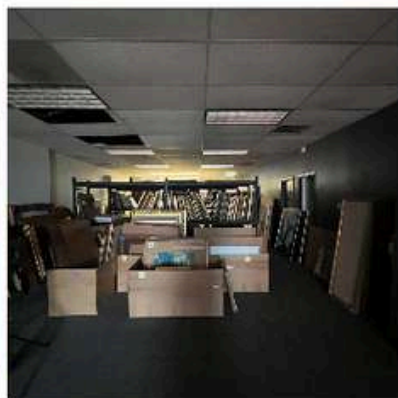
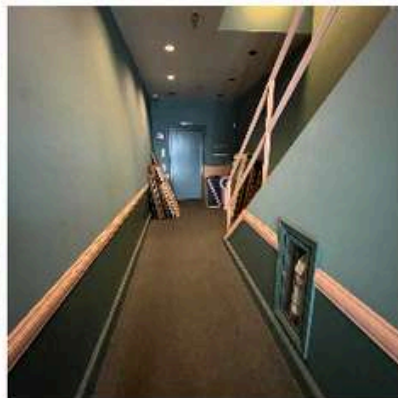
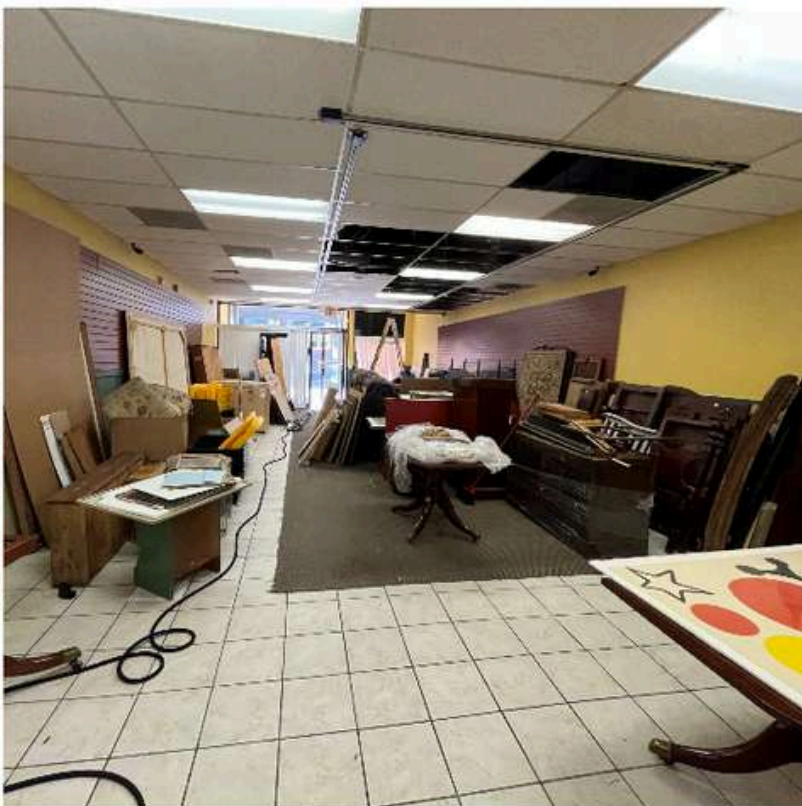
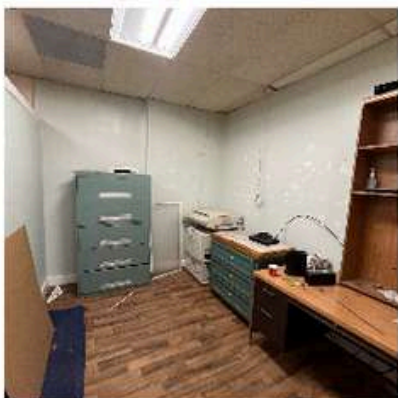
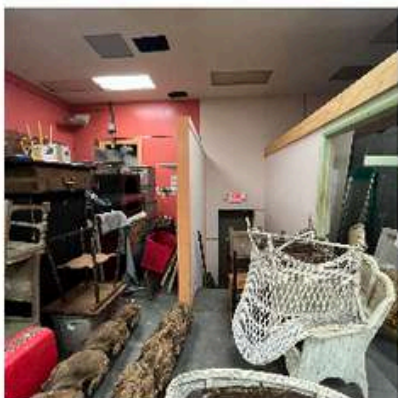
DEMOGRAPHICS

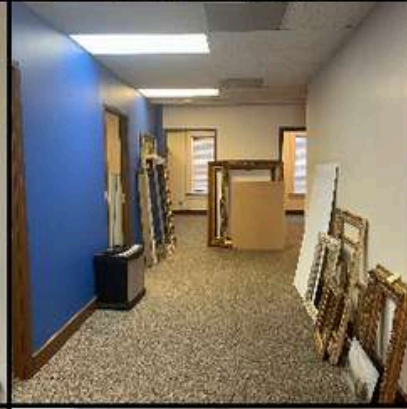
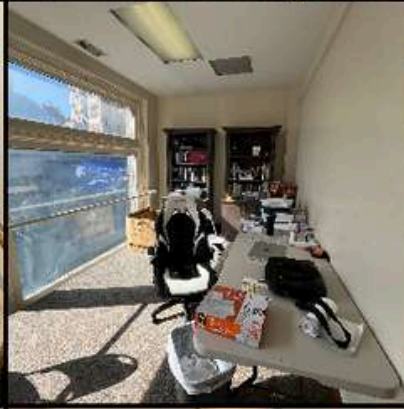
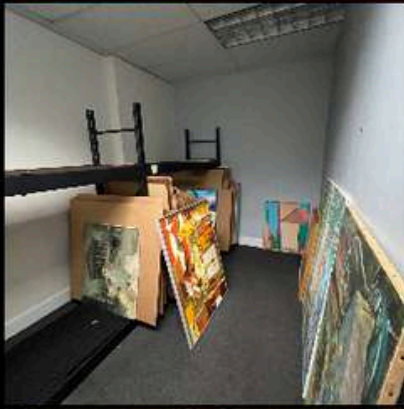
	1 Mile	3 Mile	5 Mile
POPULATION:	16,963	74,438	155,843
AVERAGE HH INCOME:	\$48,166	\$64,501	\$73,432
TOTAL EMPLOYEES	14,218	62,436	130,342



STREET VIEW:









TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

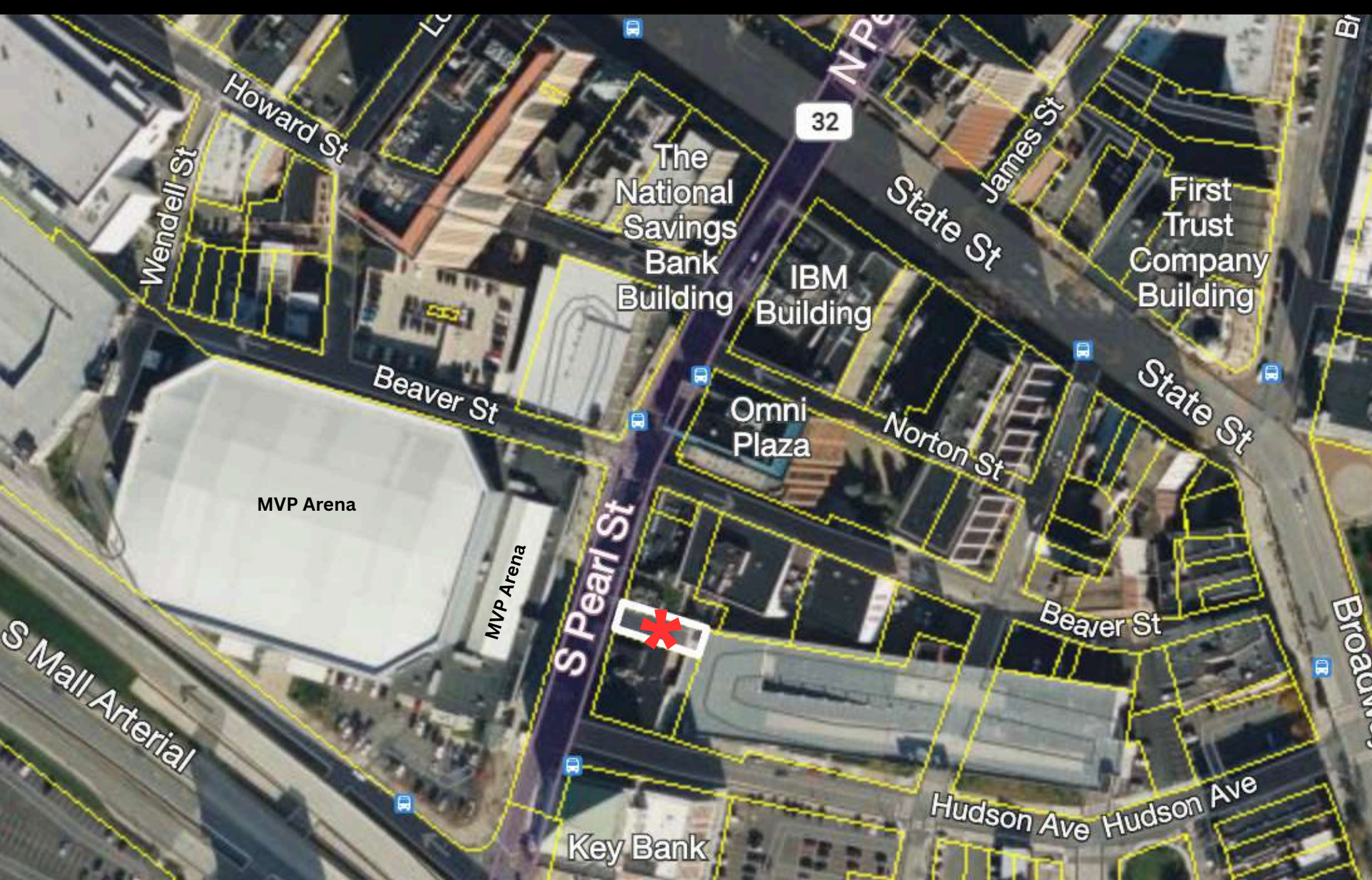
**HELPING BUILD EMPIRES
ONE DEAL AT A TIME**

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NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702



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CONTACT INFORMATION

Exclusively Listed By

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