

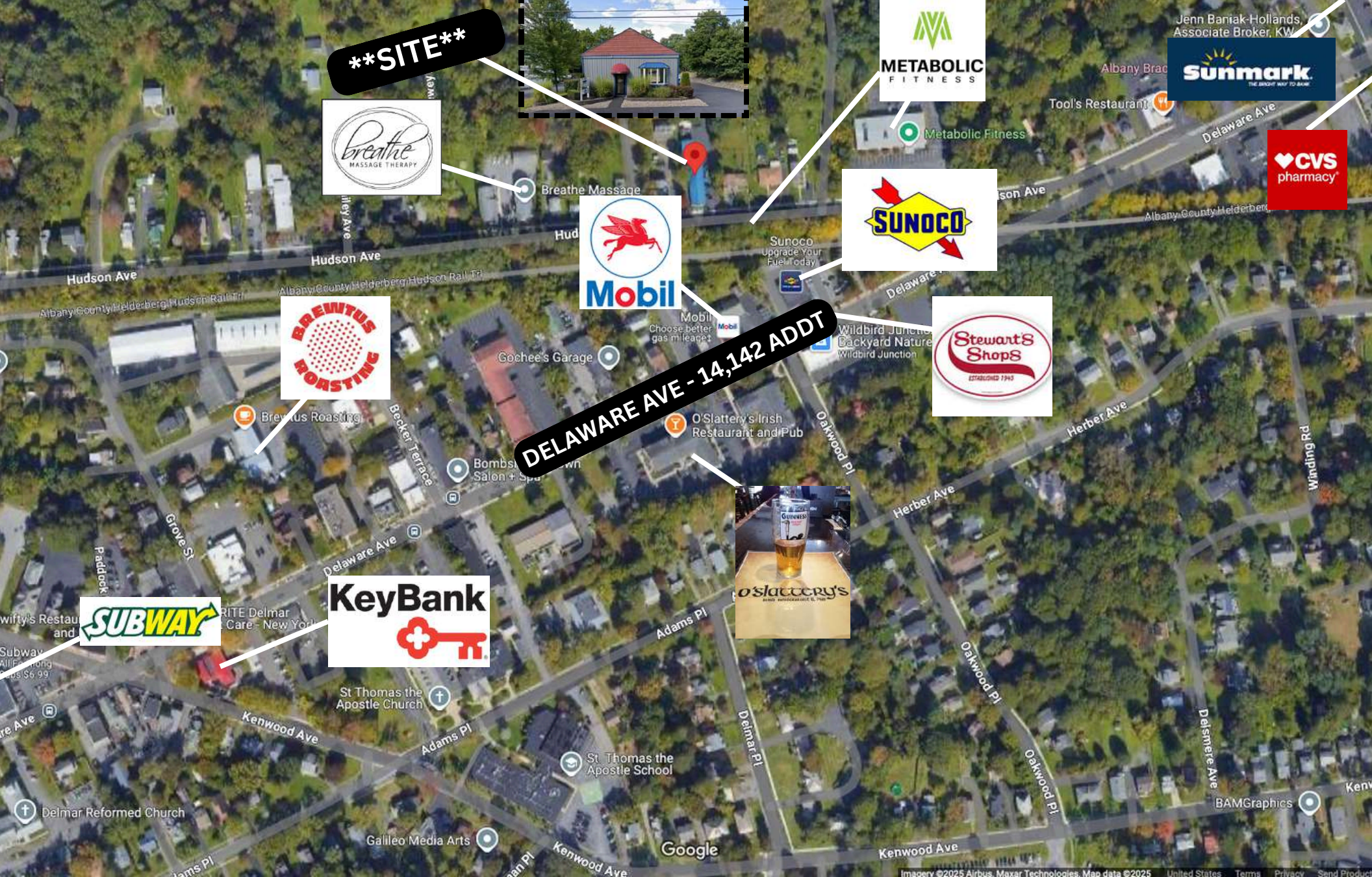
TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
38 HUDSON AVE,
DELMAR, NEW YORK, 12054
ALBANY COUNTY

EXCELLENT CONDITION WAREHOUSE, TONS OF SPACE
HIGH TRAFFIC LOCATION.





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

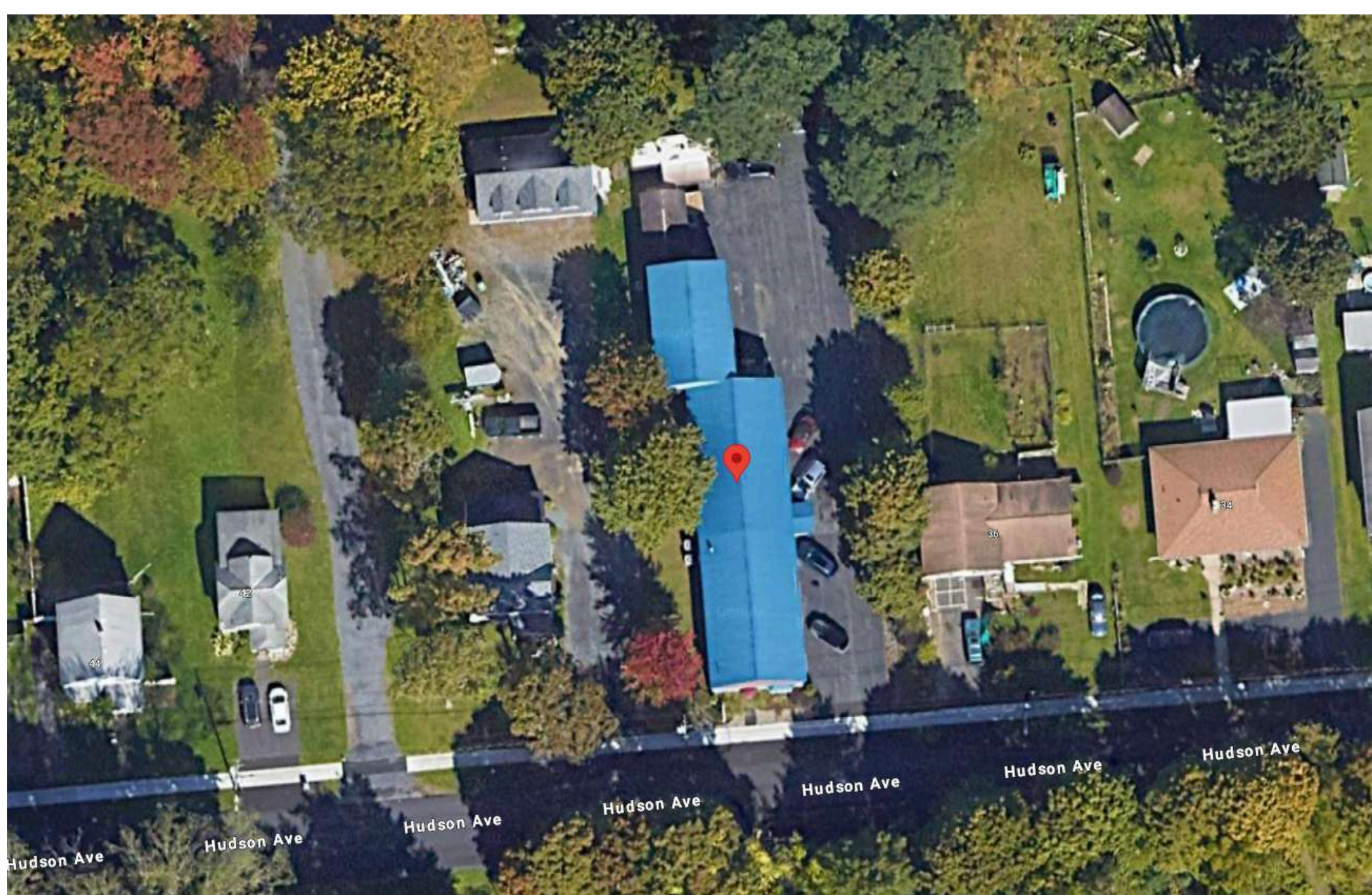
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HELPING BUILD EMPIRES
ONE DEAL AT A TIME

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MANAGING DIRECTOR
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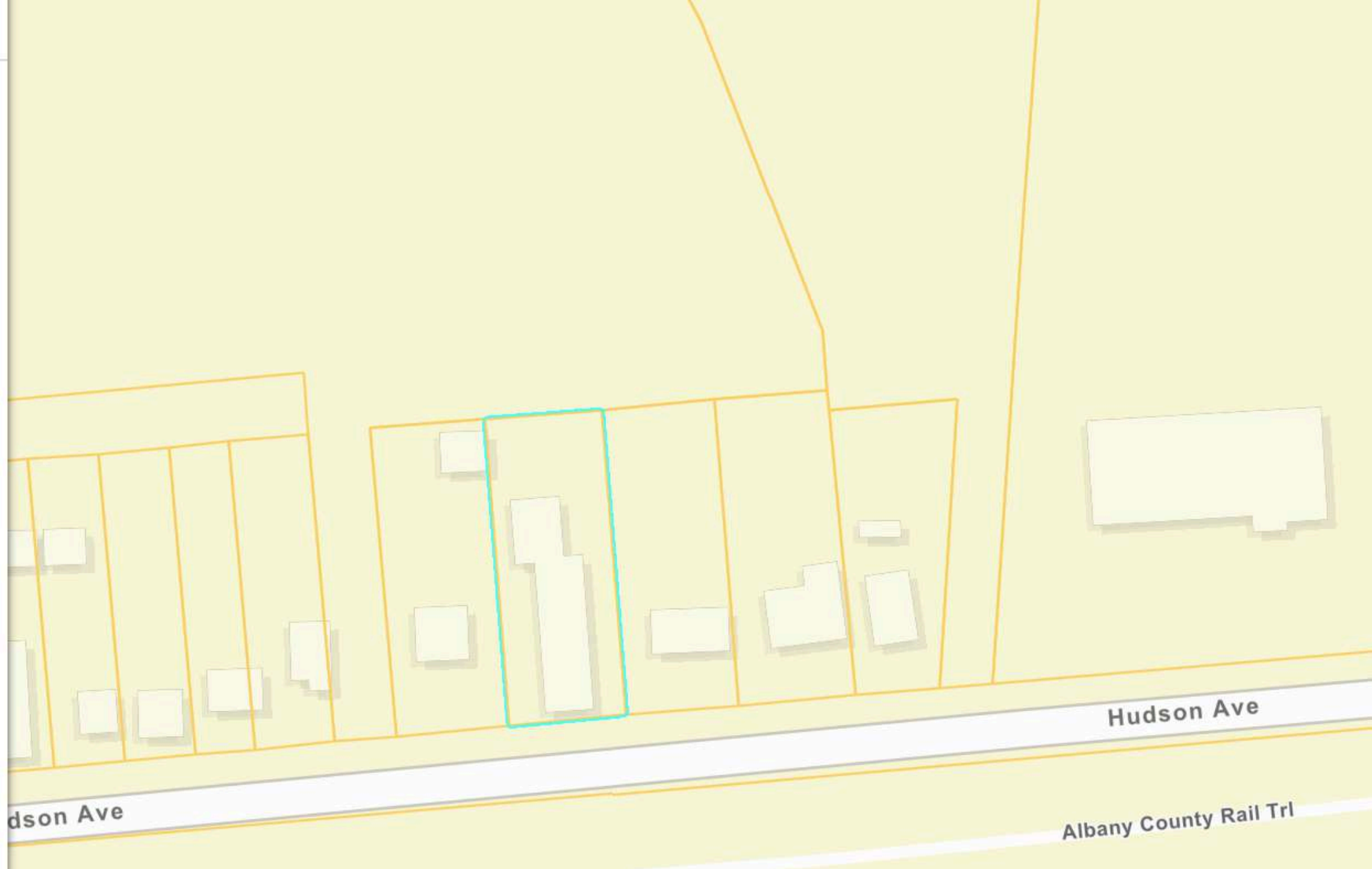
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,185	59,796	128,613
AVERAGE HH INCOME	\$112,166	\$74,533	\$75,990
TOTAL EMPLOYEES	4,060	50,151	107,927
MEDIAN AGE	40	38	38



QUICK FACTS

- **ASKING PRICE - \$695,000**
- **WAREHOUSE WITH OFFICE/SHOWROOM SPACE** – RARE OPPORTUNITY TO OWN A WAREHOUSE IN DELMAR! SPACIOUS WITH OPEN LAYOUT, IDEAL FOR FLEX, RETAIL, OR STUDIO USE
- **PRIME ACCESS** – MINUTES TO DOWNTOWN ALBANY AND MAJOR HIGHWAYS (I-787 & I-87).
- **HIGH-TRAFFIC LOCATION** – JUST OFF DELAWARE AVE NEAR MAJOR RETAILERS, RESTAURANTS, AND RESIDENTIAL NEIGHBORHOODS.
- **FLEXIBLE INTERIOR** – APPROXIMATELY 18 FOOT CEILINGS, STEEL FRAME, MULTIPLE ACCESS POINTS.
- **EXISTING UTILITIES** – NATURAL GAS, PUBLIC WATER & PUBLIC SEWER
- **BUILDING SIZE** - 4,920 SQUARE FEET
- **LOT SIZE** - 0.35 ACRES (76' x 201')
- **# OF PARKING SPACES** - APPROXIMATELY 15 CAR
- **ADDITIONAL INFO** - 12 FOOT OVERHEAD DOOR WITH LOADING DOCK LIFT AT GRADE





TITAN
COMMERCIAL
REALTY
GROUP LLC

INTERIOR VIDEO

SCAN ME



TITAN
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CONTACT INFORMATION

Exclusively Listed By



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