

TITAN COMMERCIAL REALTY GROUP LLC



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

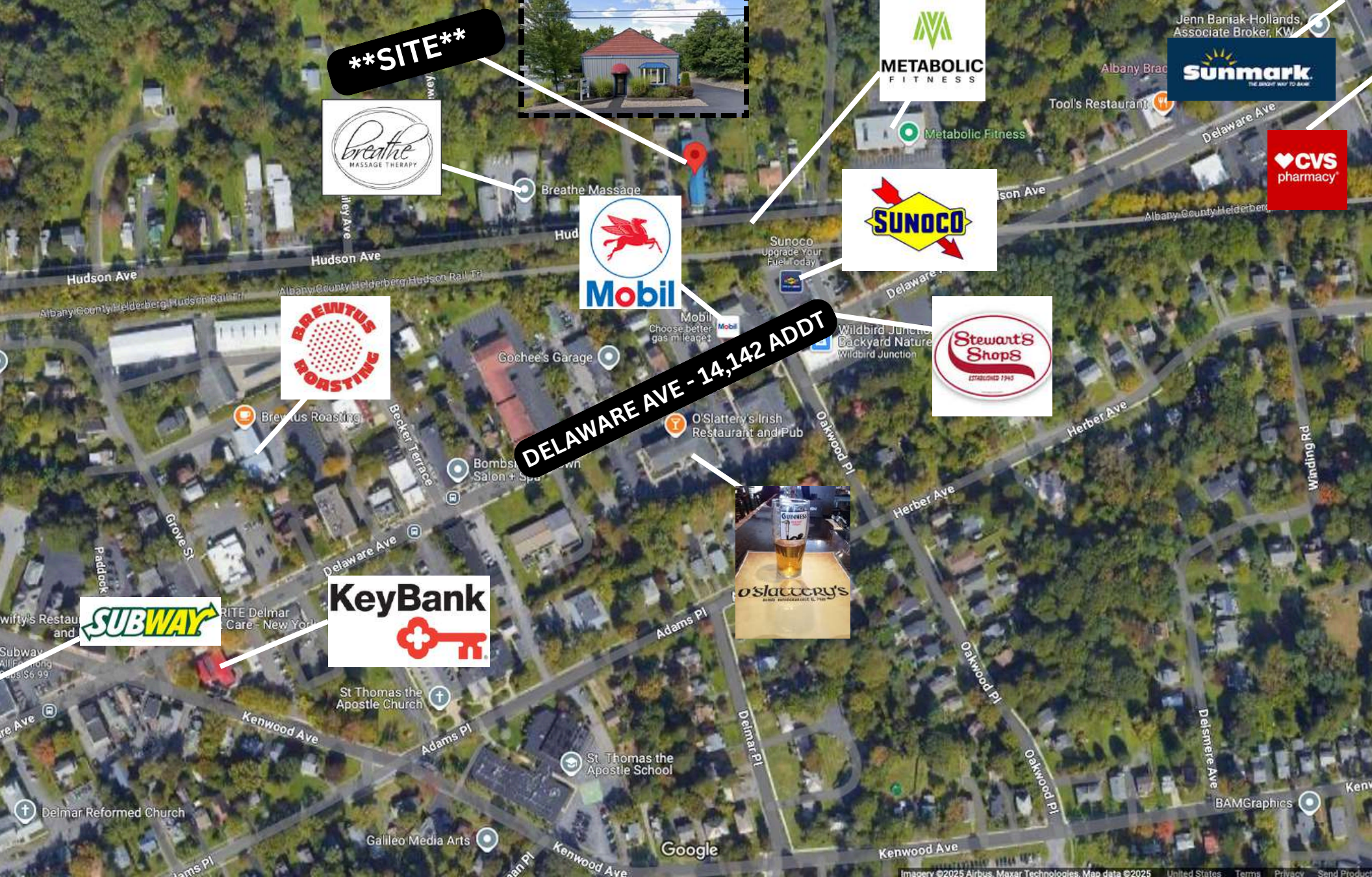
EXCELLENT CONDITION WAREHOUSE, TONS OF SPACE
HIGH TRAFFIC LOCATION.



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
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

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702

INTERIOR VIDEO



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



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CONTACT INFORMATION

Exclusively Listed By



TITAN COMMERCIAL REALTY GROUP LLC

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

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MANAGING DIRECTOR

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24 Aviation Road, Suite 202

Albany, New York 12205

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