



	Parcel A	Parcel B
SIZE:	7,656± square foot Office Building on 8,138± square foot Site	4,128± square foot Development Site
PUBLISHED RESERVE:	\$250,000*	\$35,000*
*Sale of Parcels A and B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, \$285,000.		
LAST ASKING:	\$315,000 (Bulk)	
ZONING:	Historic Downtown Mixed-Use Village Center	Historic Downtown Mixed-Use Village Center
PROPERTY INSPECTION:	Inspection by Appointment Only	
	Date	Time
	Wednesday, October 23	10 a.m. to 12 p.m.
	Wednesday, November 13	10 a.m. to 12 p.m.

FINANCING: None – All Cash

DESCRIPTION: This offering is a two-story 7,656± square foot multi-tenant office building, with net rentable space of 6,580± square feet and an adjoining 4,128± square foot parking lot, located in the historic downtown district of Albany, next to a Carnegie Library. The building, built in 1930, has frontage on Third Avenue SW, is across from a rear alley, was originally a funeral home, and was later converted to offices on the first floor with an apartment on the second floor.

The property may be acquired in its entirety, or the office building and parking lot may be purchased separately.