

FOR SALE

151 HENRY JOHNSON BLVD

ALBANY, NY 12210

**RECENTLY RENOVATED
8-UNIT MIXED USE
CASH FLOWING ASSET;
DOWNTOWN ALBANY**



+/- 6,337 SF CASH FLOWING MIXED-USE ASSET

- Property includes eight (8) one-bedroom units & one commercial space
- Fully leased with strong historical occupancy
- Potential value-add through increasing below market rents
- All units are recently updated
- Prominent corner location with excellent visibility and strong daily traffic exposure
- Ample on-site parking
- Recently replaced roof (2024)
- Located in Downtown Albany near major employers, hospitals, universities, and state government offices
- Built in 1922
- +/- 0.29 Acres allows for potential additional development

FOR SALE

\$1,300,000
\$205.14 PSF

FOR MORE
INFORMATION,
PLEASE CONTACT

KYLE J. BRADLEY, CPA
NYS Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com



FOR SALE

151 HENRY JOHNSON BLVD

ALBANY, NY 12210



FOR MORE
INFORMATION,
PLEASE CONTACT

KYLE J. BRADLEY, CPA
NYS Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

FOR SALE

151 HENRY JOHNSON BLVD ALBANY, NY 12210



FOR MORE
INFORMATION,
PLEASE CONTACT

KYLE J. BRADLEY, CPA
NYS Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

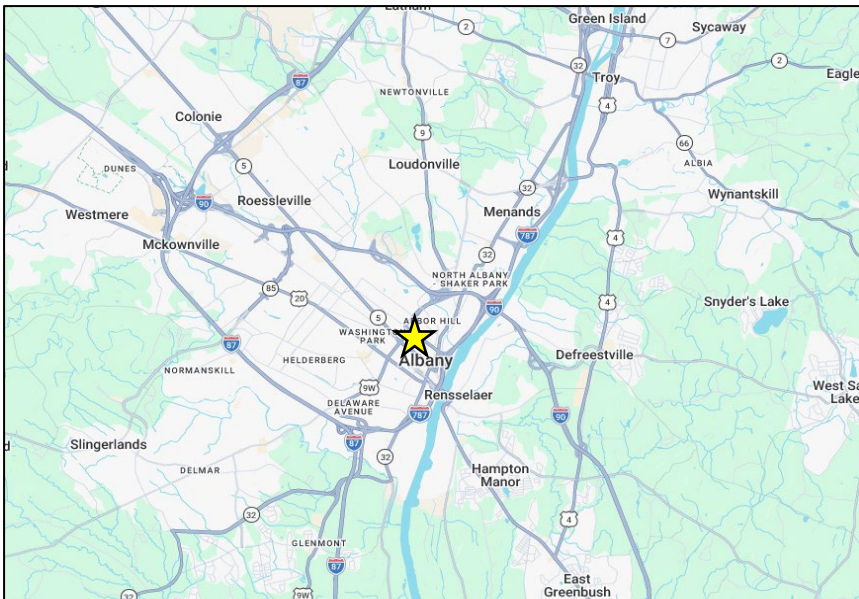


Adding Value Through Professional Real Estate Services

FOR SALE

151 HENRY JOHNSON BLVD

ALBANY, NY 12210



FOR MORE
INFORMATION,
PLEASE CONTACT

KYLE J. BRADLEY, CPA
NYS Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

FOR SALE

151 HENRY JOHNSON BLVD

ALBANY, NY 12210

DEMOGRAPHICS OVERVIEW

2025 ESTIMATES

	1 MILE	3 MILES	5 MILES
 POPULATION Total Population	29,585	109,822	190,271
 HOUSEHOLDS Total Households	14,469	48,739	79,903
 AVG HOUSEHOLD INCOME Average Household Income	\$63,347	\$81,246	\$96,473
 MEDIAN HOUSEHOLD INCOME Median Household Income	\$47,264	\$62,986	\$74,816
 MEDIAN HOME VALUE Median Home Value	\$210,120	\$246,694	\$271,504
 DAYTIME POPULATION Daytime Population	23,196	83,808	130,457
 TOTAL CONSUMER SPENDING Total Consumer Spending	\$292.5M	\$1.2B	\$2.3B
 POPULATION GROWTH Annual Population Growth	-0.2% 2020-2025	-0.3% 2020-2025	0.1% 2020-2025
	0.2% 2025-2030	0.1% 2025-2030	0.2% 2025-2030
 MEDIAN AGE Median Age	33.3	35.6	36.5
 MEDIAN YEAR BUILT Median Year Built	1948	1951	1958

FOR MORE
INFORMATION,
PLEASE CONTACT

KYLE J. BRADLEY, CPA
NYS Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

FOR SALE

151 HENRY JOHNSON BLVD

ALBANY, NY 12210

PRO FORMA

— 151 HENRY JOHNSON BLVD, ALBANY, NY 12210

UNIT	CURRENT TERM	CURRENT RENTS	COMMENTS
 2A	Curr: 8/1/26 to 10/31/27	\$1,250.00	Existing Tenant since 10/22. New lease signed 7/17/26. Rent moves to \$1,250 on Oct 1, 2026.
 2B	Curr: 8/14/26 to 8/31/26	\$1,350.00	New Tenant 8/2026.
 2C	Curr: 8/1/26 to 9/30/27	\$1,300.00	Existing Tenant since 2/1/23. Signed new lease. Rent moves to \$1,300 on Sept 1, 2026.
 2D	Curr: 11/12/25 to 5/31/27	\$1,150.00	
 3A	Curr: 8/1/26 to 7/31/27	\$1,300.00	Existing Tenant since 10/22.
 3B	6/18/26 to 6/30/27	\$1,350.00	\$1,181 ACH paid by Cares of NY, Inc \$169 paid by Tenant. Security Deposit of \$1350 paid by Cares of NY. Existing Tenant since 6/18/26
 3C	6/19/26 to 6/30/27	\$1,350.00	Using TheGuarantors.com for Rent & SecDep Insurance. Existing Tenant since 6/19/26.
 3D	1/26/26 to 2/28/27	\$1,300.00	Existing Tenant since 1/26/26. Damien Center pays the rent by check.
 1	9/12/22 to 9/12/27	\$1,950.00	Existing Tenant since 3/24. Rent increases every April 2026: \$1950, \$2000, \$2050, \$2100, \$2150, \$2200, then \$2350
 TOTAL MONTHLY BASE RENT		\$12,300.00	

TOTAL ANNUAL BASE RENT	\$147,600.00
LESS: VACANCY & CREDIT LOSS - 5%	(\$7,380.00)
TOTAL ANNUAL EFFECTIVE GROSS RENTAL INCOME	\$140,220.00

EXPENSES	ANNUAL AMOUNT	% OF GPR
Fire Alarm	\$ 504	0.36%
Insurance	\$ 6,400	4.56%
Maint/Repairs	\$ 3,600	2.57%
Taxes-School	\$ 22,500	16.05%
Taxes-Prop	\$ 13,173	9.39%
Util-Elec	\$ 2,500	1.78%
Util-H2O	\$ 1,536	1.10%
Util-Trash	\$ 1,636	1.17%
TOTAL ANNUAL OPERATING EXPENSES	\$51,849.00	37.02%

NET OPERATING INCOME	\$88,371.00
-----------------------------	--------------------

FOR MORE
INFORMATION,
PLEASE CONTACT

KYLE J. BRADLEY, CPA
NYS Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services