

OFFERING MEMORANDUM

RETAIL BUILDING - FOR SALE

151 Wolf Road, Albany, NY, 12205



40,681 SF | 2.90 ACRES | BUILT IN 1974

CONTACTS

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OFFERING MEMORANDUM

151 WOLF ROAD

Albany, NY, 12205

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

151 WOLF ROAD

Albany, NY, 12205

151 Wolf Road is a 40,681 SF freestanding retail building located on a 2.9-acre parcel in Albany, New York's Colonie suburb. Built in 1974 and partially renovated in 1982, the property features approximately 297 feet of frontage along Wolf Road, one of the Capital Region's most active commercial corridors with daily traffic counts exceeding 26,000 vehicles. Zoned Commercial Office Residential (COR), the site is well-suited for a variety of commercial uses. It offers 85 on-site parking spaces, a 1,600-amp, 3-phase electrical service, and ceiling heights ranging from 9 to 20 feet, with clear heights of 15 to 16 feet. The building includes four rooftop HVAC units and a rubber membrane roof. Strategically positioned near the intersections of Interstates 87 and 90, the location provides exceptional regional accessibility. Albany International Airport is within close proximity, adding to the property's logistical appeal. The area benefits from strong demographics, with over 181,000 people within a 2-mile radius and average household incomes over \$94,000. This high-visibility site combines scale, location, and adaptability—making it an ideal acquisition for retail, redevelopment, or investment purposes.





Albany, NY



Albany, New York, is a historic and economically diverse city that serves as the capital of the Empire State. With a legacy rooted in government and trade, Albany is a central player in the region's public sector economy, while also supporting a growing private sector led by healthcare, education, technology, and logistics. The city is part of New York's Tech Valley and benefits from proximity to research institutions like Rensselaer Polytechnic Institute and the SUNY system, fostering innovation in nanotechnology, life sciences, and clean energy. Albany also plays a key logistical role thanks to its location along major rail lines, the Port of Albany, and regional highway infrastructure. Culturally, Albany offers a blend of old-world charm and contemporary arts. Its rich history is reflected in landmarks such as the New York State Capitol and the Empire State Plaza, while a flourishing arts scene is supported by institutions like The Egg, the Albany Institute of History & Art, and a calendar full of seasonal festivals, live music, and cultural events. The city's diverse neighborhoods and longstanding traditions contribute to a strong sense of place and community pride. Geographically, Albany is located in the Upper Hudson Valley, strategically positioned between New York City to the south and the Adirondack Mountains to the north. The city lies at the crossroads of Interstates 87 and 90, providing regional access to Boston, Montreal, and Buffalo. This connectivity, paired with a dynamic blend of industry and culture, makes Albany a key economic and cultural anchor in Upstate New York.



POPULATION

Albany
102,925

State: New York 19.867 Million

MEDIAN AGE

Albany
31.9 years

State: New York 39.6 Years

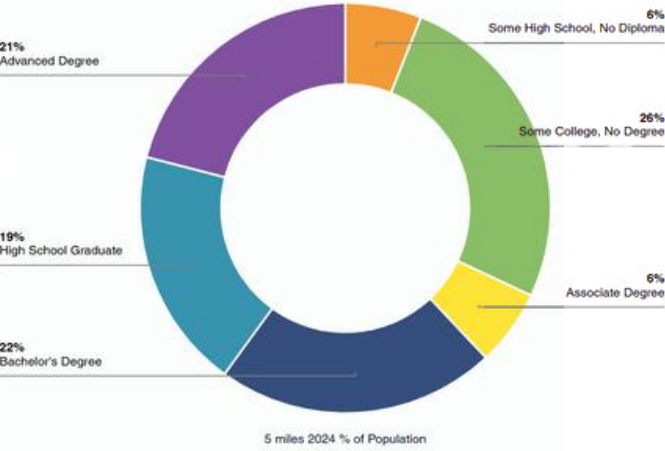
MEDIAN HOUSEHOLD INCOME

Albany
\$59,485

State: New York \$82,095

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



2024 STATISTICS

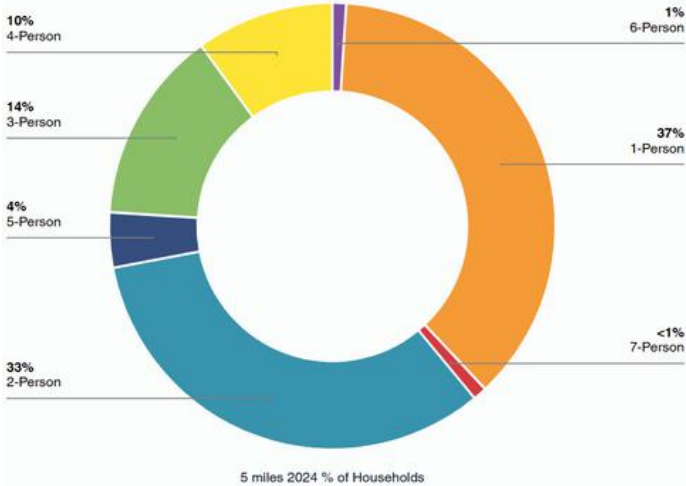
	2 Mile	5 Mile	10 Mile
Population 2024	24,136	181,341	530,449
Total Households	10,561	74,448	221,749
Avg Household Size	2.2	2.2	2.2
Avg Household Income	\$105,195	\$94,826	\$95,484

ECONOMIC INDICATORS

3.2% Albany Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Albany
43,745

State: New York 3.313 Million

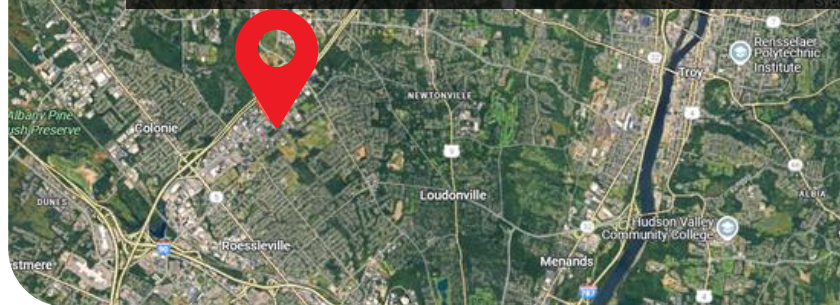


Average Household Size

AIRPORT PROXIMITY

- Albany International Airport (ALB):** Located in Colonie, about 7–13 miles north of Albany’s city center, ALB is the region’s primary commercial airport. It offers daily non-stop flights to major hubs and also provides general aviation, rental cars, FBO services, and convenient access to I-87 and I-90.
- Schenectady County Airport (SCH):** Located approximately 20 miles northwest of Albany in Glenville, SCH serves primarily general aviation and military traffic. It is home to Richmor Aviation and the New York Air National Guard’s 109th Airlift Wing, and offers FBO services for private and charter flights.
- Saratoga County Airport (5B2):** Located roughly 25 miles north of Albany in Milton, Saratoga County Airport serves general aviation and corporate traffic. It includes a paved runway, aircraft services, and plans for expanded FBO facilities, making it a growing hub for private aviation.
- Columbia County Airport (1B1):** Located about 30 miles south of Albany in Ghent, this small public-use airport serves general aviation. It features a single runway, maintenance services, and is commonly used by private pilots and local charter flights.
- Fulton County Airport (NYO):** Located approximately 40 miles northwest of Albany in Johnstown, this public-use general aviation airport serves Fulton County and the surrounding areas. It offers a paved runway, hangar space, and fueling services.
- William H. Morse State Airport (DDH):** Located around 50 miles northeast of Albany in Bennington, Vermont, this regional airport serves general aviation and corporate traffic, with a full-service FBO and a scenic location near the Vermont–New York border.
- Floyd Bennett Memorial Airport (GFL):** Located about 50 miles north of Albany in Queensbury (near Glens Falls), GFL supports general aviation, corporate, and charter services. It features two paved runways, aircraft maintenance, and an FBO, serving the southern Adirondack region.

LOCATION OVERVIEW



HIGHWAY ACCESS

- Interstate 87 (I-87):** Also known as the Adirondack Northway in this region, I-87 runs north-south through the Capital District, connecting Albany to Montreal in the north and New York City to the south. It is a major commercial and commuter route, providing direct access to the New York State Thruway and supporting regional freight traffic.
- Interstate 90 (I-90):** Known locally as the New York State Thruway, I-90 runs east-west through the southern part of Albany. It links the city to major destinations such as Buffalo to the west and Boston via the Massachusetts Turnpike to the east. I-90 is a critical corridor for long-distance travel and logistics.
- Interstate 787 (I-787):** This spur runs along the Hudson River through downtown Albany, offering direct access to the city’s core, the Port of Albany, and connections to I-87 and I-90. I-787 plays a key role in facilitating local and regional traffic flow, particularly for downtown commuters and commercial vehicles.
- U.S. Route 9 (US-9):** Running north-south through Albany, US-9 is a major arterial road that parallels I-87 and connects neighborhoods, commercial districts, and outlying suburbs. It offers an alternative route for local traffic and serves as a commercial spine through the region.
- U.S. Route 20 (US-20):** One of the longest roads in the U.S., US-20 runs east-west through Albany and offers surface-level access across the Capital Region. It intersects with multiple local routes and serves as a connector to smaller communities throughout upstate New York.

SITE OVERVIEW

SITE

Property Type:	Retail Freestanding
Building Class:	B
Zoning:	Commercial Office Residential (COR)
Year Built/Renovated:	1974/1982
Total SF:	40,681 SF
Total Acreage:	2.9 Acres
Roof:	Rubber membrane with gravel
HVAC Units:	6 RTU, Estimated install 2008
Power:	1,600 amp, 120, 208 3 phase
Parking Spaces:	85
Road Frontage:	297' on Wolf Road
Building Frontage:	271'
Docks:	(1) 46"
Ceiling Height:	Roof Center Ht. approximately 20', Clear 15' - 16' Clear Ht. 15' - 16' Drop ceiling 9' - 12'
Traffic Count:	26,448 Cars Daily

OPERATING EXPENSES

RE Taxes

Town & County (24 - 25):	\$38,350
School (2025):	\$83,103

Total: **\$121,453**





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