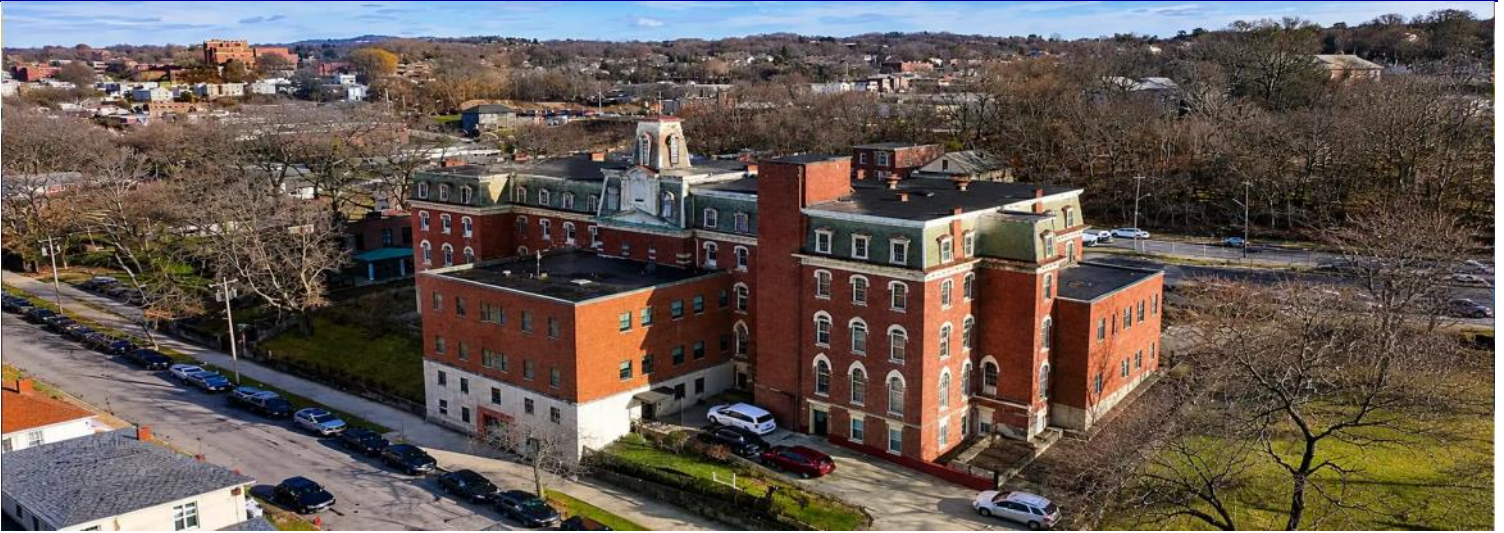


Investor's Dream

Looking for highest offer!



**FOR SALE BY
OWNER**

Ready For Immediate Purchase!

CALL ANYTIME: (518) 221-6470 or (518) 210-3430

info@redemptionchristianacademy.org

2026 City assessor est. full market value \$4.1 million

Five-Story Brick Building in Central Troy
Ideal for Multi-dwelling Housing
100,000 sq. ft. can be made into 70+ units
Ideal for student or senior housing!
Area rentals average \$1,400/month

THE PROPERTY IS LOCATED IN THE MIDST OF A MAJOR CITY REDEVELOPMENT PLAN and the **Capital Region's Tech Valley**. Two major nanoprobe research and development complexes are nearby. This facility is located in the heart of the newest wave of technology and economic opportunity.

Nearly 70 colleges within 100 miles including RPI (10 minutes walking), UAlbany, the newly created SUNY Poly Colleges of Nanoscale Science and Engineering, Union, Skidmore, Russell Sage, Williams College, and more.

AREA REDEVELOPMENT:

KEY LINK of area plan by the City of Troy - www.troyny.gov/DocumentCenter/View/324/Realize-Troy---Comprehensive-Plan-2018-PDF?bidId=

Tech Valley - <https://www.albany.com/hotspot/tech-valley/>

\$142 Million EMPAC Center at RPI empac.rpi.edu/news/2006/science-arts-empac

Second Chip Factory being built- www.forbes.com/sites/patrickmoorhead/2021/07/19/globalfoundries-building-new-malta-fab-and-expanding-current-capacity/?sh=5a08a3db10e6

Headquarters move from Silicon Valley to Albany- dailygazette.com/2021/05/01/hq-move-is-latest-win-for-saratoga-county-in-long-running-globalfoundries-saga/

Is Troy the New Brooklyn? www.timesunion.com/upstate/article/Is-Troy-the-new-Brooklyn-5625682.php

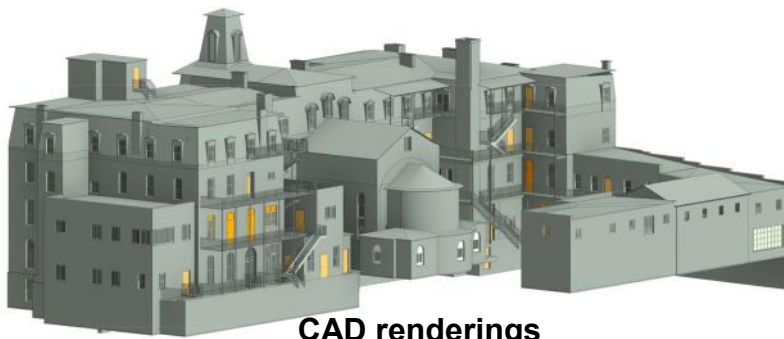
Starbuck Island \$65 Million Redevelopment www.news10.com/news/local-news/65m-redevelopment-of-starbuck-island-in-albany-county-completed/

Troy approves 193-unit apartment complex <https://www.timesunion.com/business/article/troy-approves-193-unit-apartment-complex-uncle-21938500.php>

Situated on 1.5 acres in the City of Troy, the building is 80,000 square feet-16,000 square feet per floor plus a 16,000 square feet full basement. All floors are pretty much symmetrical. The bearing walls are brick with plaster over coating still intact. The floors are divided into large rooms (usually 500-800) square feet with ceiling heights of 12' per floor; the ceilings are tin. The ceilings on the 5th floor are 10 feet high. Two additions and a 5-story elevator were added to the building in 1965. The first is a 4-floor steel structure with 1600 square feet on each floor except for the ground level which is approximately 500 square feet. The second is a 2-floor steel structure with approximately 600 square feet per floor and 8 ½ feet ceilings. Along with additional space located in the back of the building, total square footage exceeds 100,000 square feet.

The building is located at 192 9th street in Troy, NY. The building is one city block from one of the busiest intersections in the state, Hoosick Street. It is right off the 2nd largest bridge exit in New York State (8 lanes). This intersection has in excess of 43,000 cars pass by daily. The property is linked to all major roadway arteries.

**For more information call (518) 221-6470 or (518) 210-3430
or email info@redemptionchristianacademy.org**



CAD renderings



Nearby major transportation

- Albany International Airport - 8 miles
- Amtrak station - 9 miles
- Greyhound station - 9 miles

- Boston - 2 hrs. 48 min.
- New York City - 2 hrs. 46 min.
- Syracuse, NY - 2 hrs. 20 min.
- Bennington, VT - 45 min.
- Binghamton, NY - 2 hrs. 26 min.
- Montreal, Canada - 3 hrs. 23 min.
- Hartford, CT - 1 hr. 57 min.

- Crossgates Mall - 17 min.
- Colonie Center - 12 min.
- Latham Farms, Shoppes at Latham Circle—9 min.
- Hudson River Commons (walking distance)

- Samaritan Hospital (walking distance)
- St. Peter's Hospital- 14 mi.
- Albany Medical Center - 10 mi.

- Rensselaer Polytechnic Institute (walking distance)
- Russell Sage College (walking distance)
- Siena College - 8 mi.
- University at Albany - 12 mi.
- Hudson Valley Community College – 5 mi.
- Union College - 15 mi.
- SUNY Poly Colleges of Nanoscale Science and Engineering – 12 mi.

- Saratoga (Racetrack, Saratoga Performing Arts Center-SPAC)
- Lake George
- The Adirondacks, Lake Placid (Olympic Village)
- The Catskills
- Green Mountains in Vermont-all major ski resorts
- The Berkshires
- Tanglewood