

Office Building | For Sale

834 Kenwood Avenue, Slingerlands NY 12159

CBRE Upstate NY
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Office Building for Sale

Property Overview

Offered for sale is a well maintained, two-story, $\pm 5,376$ SF (plus an additional ± 725 SF of below grade office space) wood frame professional office building located within the Town of Bethlehem's hamlet of Slingerlands, NY. Three (3) existing tenants on the second floor - details available upon request. Convenient to Albany County Rail Trail.

Tax ID	85.09-2-16
2026 Assessment	\$490,000
Equalization Rate	64%
2026 General Tax	\$4,887.72
2025/2026 School Tax	\$11,639.47
Combined Tax	\$16,527.19
Zoning	Hamlet
Utilities	Municipal water and sewer; Verizon Fios

For Sale at: \$965,000

Contact Us

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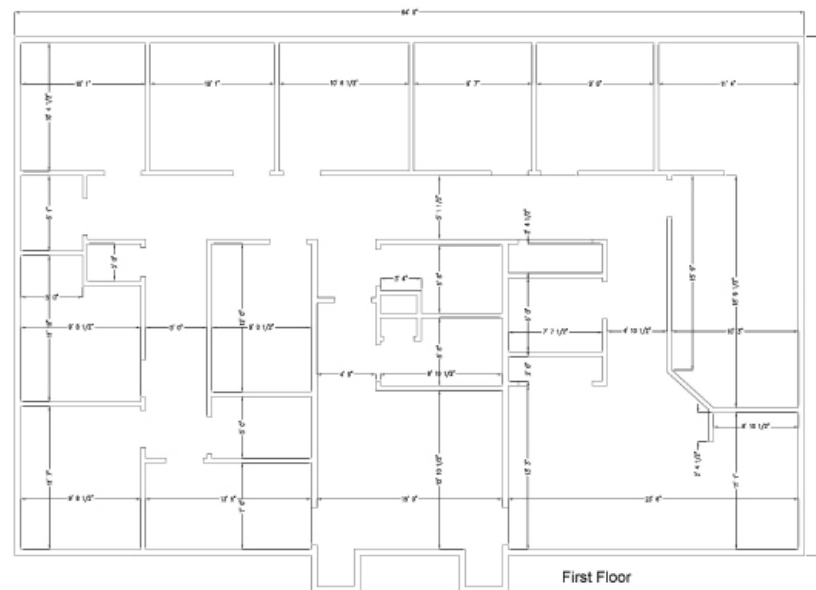
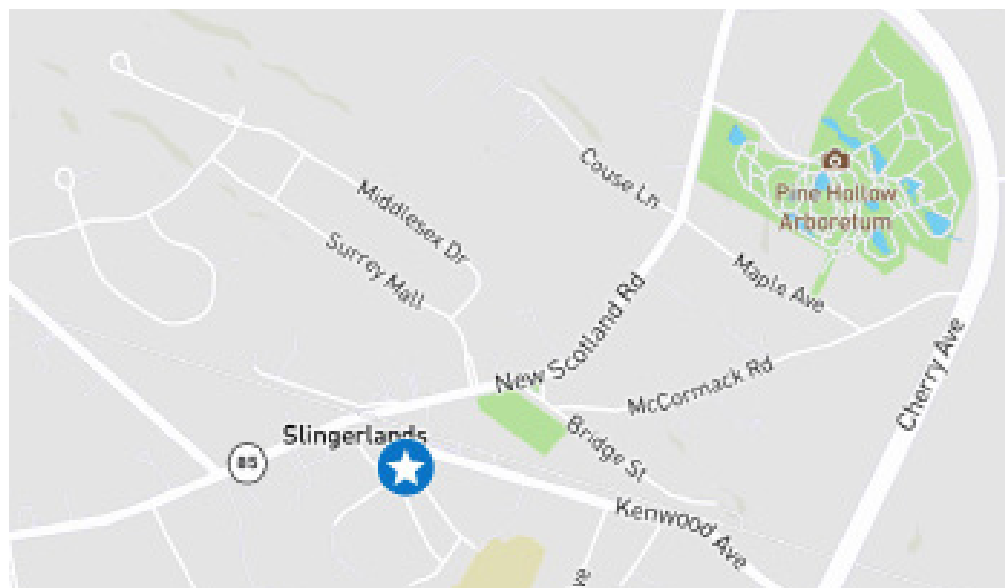
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Slingerlands | New York 12159

Office Building for Sale

- + Ideal for owner-occupier purchaser
- + Keep the existing tenants for passive income
- + First floor has ±2,688 SF vacant space for immediate use
- + Former physician's office; has multiple plumbing points (now capped) throughout first floor
- + ±0.33 acre site
- + Parking for ±20 vehicles (nearly a 4:1,000 SF ratio)
- + CDTA Bus Stop/Route 519 located across the road
- + Corner location (Kenwood Avenue and Grove Street)
- + 200 amp service, four (4) electric meters and five (5) gas fired furnaces

Directions + Located: [Kenwood Avenue just east of New Scotland Road intersection](#)



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