

50 State St. sold for \$500K

The Business Review (Albany) - by [Michael DeMasi](#)

Correction at bottom of article

A six-story building at 50 State St. in downtown Albany, N.Y., that has been boarded up for years was bought for \$500,000 and will be redeveloped.

The property was purchased Sept. 29 by a subsidiary of The [Gordon Cos.](#), an Albany-based firm that owns and manages a large portfolio of retail, residential and commercial properties in the Northeast, according to a deed filed in the Albany County clerk's office.

The Gordon Companies will move its headquarters from 384 Broadway in Albany to the top floor of 50 State St. and renovate the rest of the building for commercial tenants, said the listing agent, Tracy Metzger, of [T.L. Metzger & Associates](#).

The 22,200-square-foot building is on the corner of State and Green streets, near Jack's Oyster House.

It was heavily damaged by a fire in January 2000 that caused millions of dollars in damage and forced out the tenants, including Christopher's Mens Store on the ground floor.

"They've always thought it was a great piece of real estate," Metzger said. "They believe in downtown and they really wanted to be part of the revitalization that's occurring down there."

The principals of Gordon Cos.—brothers Jeffrey Gordon and David Gordon -- referred questions about the purchase to Metzger.

They bought the property from a subsidiary of [Gordon Development](#), a separate firm run by their father and uncle, Metzger said.

Although commercial leasing activity downtown is relatively slow, Metzger said the building will be desirable because it's being upgraded to Class A space. Renovations will begin soon.

As a corner building it has a lot of windows and there's a parking lot in the rear controlled by the Gordons, Metzger said.

She envisions the space being sought by law firms, insurance companies and other professional offices. The first floor is suitable for a bank or other retail tenant.

Asking lease rates will be about \$18 per square foot for the upper floors and slightly more for the first floor.

As of last spring, the vacancy rate for Class A space in downtown Albany was 6.4 percent. Asking lease rates ranged from \$18.50 to \$25.50 per square foot, full gross, according to [CB Richard Ellis/Albany](#).

The acquisition by the Gordon Cos. is the latest step in the firm's growth over the past seven years.

The firm manages about 1 million square feet of retail space in the Northeast and develops or owns hotels, condominiums, apartments, self-storage facilities and housing subdivisions, according to the company Web site.

Correction:In a previous version of this story, the sale price was incorrect.