

**For Sale - Vacant Restaurant For Sale 40 Year History As Sub Shop - \$320,000
601 Broadway, Albany, New York 12204**



Listing Contact - 1



Todd Drowlette

24 Aviation Road, Suite 202, Albany,
New York 12205

Work: 518-400-0668

Mobile: 518-339-3035

TITAN Commercial Realty Group LLC



Description

THIS IS A FIT-UP RESTAURANT THAT COMES WITH EQUIPMENT FOR A TO GO BUSINESS. OWNER ACQUIRED ADJACENT LOT, WHICH IS INCLUDED IN THIS SALE. MENANDS IS LOCATED JUST OFF I-787 BETWEEN ALBANY AND WATERVLIET. THIS PROPERTY WAS HOME TO SANDWICH BUSINESS THAT OPERATED HERE FOR APPROXIMATELY 40 YEARS. ADJOINING TOWN PARK AND IS IN VERY CLOSE PROXIMITY TO SEVERAL MAJOR EMPLOYERS OFFERING OPPORTUNITY FOR STRONG BREAKFAST, LUNCH, AND DINNER SALES. ASKING: \$320,000.00. OWNER WILL NOT HOLD PAPER. MUST BE CLEAN SALE. BUILDING: 576 SQUARE FEET. LOT SIZES: 0.02 & 0.03 ACRES. PARKING: APPROXIMATELY 10 CAR PARKING

Basic Information	
Sale Price:	\$320,000
Price/SF:	\$457.14
Property Type:	Retail
Property Subtype:	Restaurant
Available Space:	700.0 SF
Total Building:	700 SF
Lot Size:	0.2 Acres
REC Listing ID:	COM28

Details			
Listing Details		Structure Details	
Lot Size:	0.2 Acres	Stories:	1
Ceiling Height:	8 Feet	Units:	1
Parking Spaces:	8	Loading Docks:	0
Zoning:	Retail	Overhead Doors:	0
		Elevators:	0
		HVAC:	Natural Gas
		Power Amps:	200
		Power Phase:	3
		Heat:	Oil
		Sprinkler:	Wet
		Roof:	Asphalt
		Sanitary System:	Septic
		Water:	Public
		Condition:	Good
		Kitchen:	Yes

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.