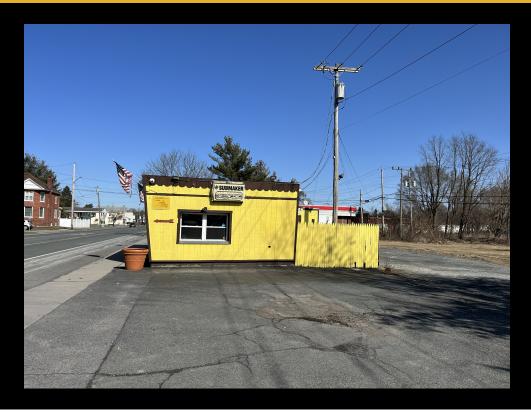
## For Sale - Former Sandwich Shop With 40 Years In Business - \$320,000 601 Broadway, Albany, New York 12204



## **Listing Contact - 1**

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## Description

Former Submaker Restaurant for 40+ years. Current owner purchased property and shut it down to create a new concept and never opened. All equipment in place. Two tax parcels included in sale. Property sits on the line between Village of Menands and City of Watervliet, New York. Excellent opportunity to re-open the restaurant.

| Basic Information |            |                   | Details    |                  |  |
|-------------------|------------|-------------------|------------|------------------|--|
| ale Price:        | \$320,000  | Listin            | g Details  | Struct           |  |
| Price/SF:         | \$555.56   | Lot Size:         | 0.05 Acres | Stories:         |  |
| Property Type:    | Retail     | Ceiling Height:   | 8 Feet     | Units:           |  |
| roperty Subtype:  | Restaurant | Year Built:       |            | Loading Docks:   |  |
| vailable Space:   | 576.0 SF   | Parking Spaces:   | 12         | Overhead Doors:  |  |
| Fotal Building:   | 576 SF     | Zoning:           | Commercial | Elevators:       |  |
| Lot Size:         | 0.05 Acres | Sign on Property: | Yes        | HVAC:            |  |
| REC Listing ID:   | COM55      |                   |            | Power Amps:      |  |
|                   |            |                   |            | Power Phase:     |  |
|                   |            |                   |            | Heat:            |  |
|                   |            |                   |            | Sprinkler:       |  |
|                   |            |                   |            | Roof:            |  |
|                   |            |                   |            | Sanitary System: |  |
|                   |            |                   |            | Water:           |  |
|                   |            |                   |            | Condition:       |  |
|                   |            |                   |            | Kitchen:         |  |

\*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.