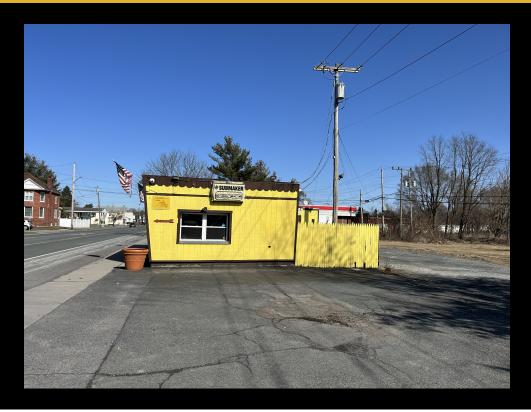
For Sale - Former Sandwich Shop With 40 Years In Business - \$320,000 601 Broadway, Albany, New York 12204



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

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.