

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



**Listing Contact - 1**



**Todd Drowlette**

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**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			
Sale Price:	\$320,000	Listing Details		Structure Details	
Price/SF:	\$555.56	Lot Size:	0.05 Acres	Stories:	1
Property Type:	Retail	Ceiling Height:	8 Feet	Units:	1
Property Subtype:	Restaurant	Year Built:		Loading Docks:	0
Available Space:	576.0 SF	Parking Spaces:	12	Overhead Doors:	0
Total Building:	576 SF	Zoning:	Commercial	Elevators:	0
Lot Size:	0.05 Acres	Sign on Property:	Yes	HVAC:	Natural Gas
REC Listing ID:	COM55			Power Amps:	200
				Power Phase:	3
				Heat:	gas
				Sprinkler:	none
				Roof:	asphalt
				Sanitary System:	sewer
				Water:	public
				Condition:	Good
				Kitchen:	Yes

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