

**For Sale - 69 Main Ave - \$165,000**  
**69 Main Ave, Wynantskill, New York 12198**



#### **Listing Contact - 1**



**David Skoney**  
**NYS Licensed Real Estate**  
**Salesperson**

621 Columbia St, Cohoes, New York  
12047  
Work: 518-785-9000

**Coldwell Banker Commercial Prime**  
**Properties**



#### **Description**

Turnkey business opportunity, Concetta's Pizza House for sale. The space is a gross lease of \$2,500 a month, with a 5-year lease term. The business comes with all FFE included as well as recipes. Highly profitable opportunity to be your own boss. Please do not disturb employees during business hours, schedule an appointment and we will address all questions. NDA required for financial information.

Basic Information	
Sale Price:	\$165,000
Price/SF:	\$117.86
Property Type:	Investment
Property Subtype:	Business Opportunity
Available Space:	1400.0 SF
Total Building:	1,400 SF
Lot Size:	0.79 Acres
REC Listing ID:	COM1039

Details			
Listing Details		Structure Details	
Lot Size:	0.79 Acres	Stories:	1
Ceiling Height:	10 Feet	Overhead Doors:	2
Year Built:		Power Volts:	220
Parking Spaces:	14	Heat:	Gas
Zoning:	Neighborhood Business Dis	Sanitary System:	Sewer
		Water:	Public

\*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.