

**For Lease - Former Elda's Bar And Restaurant Downtown Troy 120 Fourth St -  
\$5,000.00/Month or \$1.67/SF/Month  
120 4th Street, Troy, New York 12180**



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



**Todd Drowlette**

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Work: 518-400-0668 x 702

**TITAN Commercial Realty Group  
LLC**



#### **Description**

APPROXIMATELY 3,000 SQUARE FEET. ASKING \$5,000 PER MONTH + UTILITIES. POTENTIAL FENCED-IN PATIO. ADJACENT TO PRIVATE PARKING LOT. FORMER BAR/RESTAURANT WITH LARGE CUSTOM BAR. NESTLED BETWEEN TWO COLLEGE CAMPUSES - RPI AND RUSSELL SAGE COLLEGE. ONE BLOCK FROM RENSSELAER COUNTY COURTHOUSE.

| Basic Information |           |
|-------------------|-----------|
| Lease Price:      | \$1.67    |
| Property Type:    | Mixed Use |
| Available Space:  | 3000.0 SF |
| Total Building:   | 5,000 SF  |
| Lot Size:         | 0.5 Acres |
| REB Listing ID:   | COM13     |

| Details          |           |                   |             |
|------------------|-----------|-------------------|-------------|
| Listing Details  |           | Structure Details |             |
| Lot Size:        | 0.5 Acres | Stories:          | 2           |
| Street Frontage: | 40.0      | Units:            | 3           |
| Ceiling Height:  | 12 Feet   | Loading Docks:    | 0           |
| Year Built:      |           | Overhead Doors:   | 0           |
| Parking Spaces:  | 30        | Elevators:        | 0           |
| Zoning:          | Retail    | HVAC:             | Natural Gas |
|                  |           | Power Amps:       | 400         |
|                  |           | Power Phase:      | 3           |
|                  |           | Heat:             | Gas         |
|                  |           | Sprinkler:        | None        |
|                  |           | Roof:             | Asphalt     |
|                  |           | Sanitary System:  | Sewer       |
|                  |           | 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.