

**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

24 Aviation Road, Suite 202, Albany,
New York 12205
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.