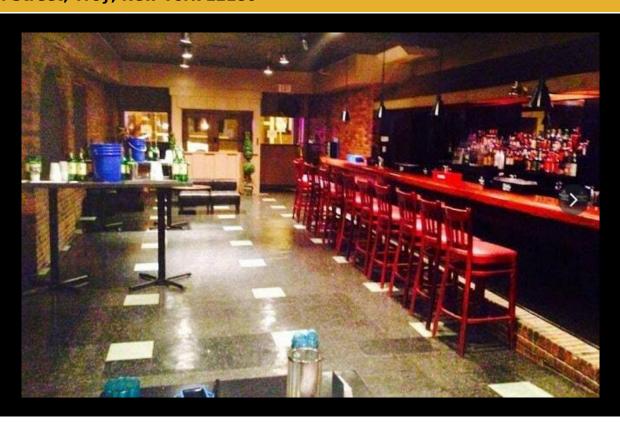
## For Lease - Former Elda's Bar And Restaurant Downtown Troy 120 Fourth St -\$5,000.00/Month or \$1.67/SF/Month 120 4th Street, Troy, New York 12180



## **Listing Contact - 1**



**Todd Drowlette** 24 Aviation Road, Suite 202, Albany, New York 12205 Work: 518-400-0668 x 702

# **TITAN Commercial Realty Group**



## **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	

<sup>\*</sup>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.