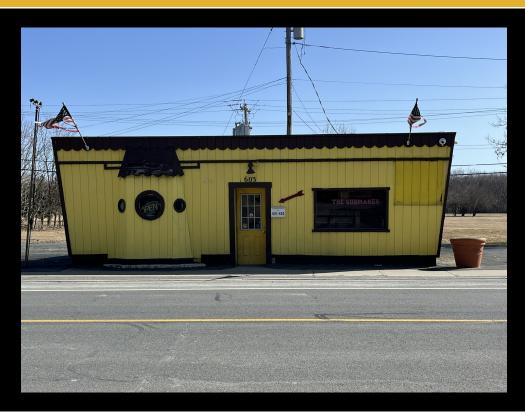
For Sale - Vacant Restaurant For Sale 40 Year History As Sub Shop At 601 Broadway, Menands, Ny - \$320,000 600 Broadway, Watervliet, New York 12189



Todd Drowlette 24 Aviation Road, Suite 202, Albany, New York 12205 Work: 518-400-0668 x 702 TITAN Commercial Realty Group LLC

Description

THIS IS A FIT-UP RESTAURANT THAT COMES WITH EQUIPMENT FOR A TO GO BUSINESS. OWNER ACQUIRED ADJACENT LOT, WHICH IS INCLUDED IN THIS SALE. MENANDS IS LOCATED JUST OFF I-787 BETWEEN ALBANY AND WATERVLIET. THIS PROPERTY WAS HOME TO SANDWICH BUSINESS THAT OPERATED HERE FOR APPROXIMATELY 40 YEARS. ADJOINING TOWN PARK AND IS IN VERY CLOSE PROXIMITY TO SEVERAL MAJOR EMPLOYERS OFFERING OPPORTUNITY FOR STRONG BREAKFAST, LUNCH, AND DINNER SALES. ASKING: \$320,000.00. OWNER WILL NOT HOLD PAPER. MUST BE CLEAN SALE. BUILDING: 576 SQUARE FEET. LOT SIZES: 0.02 & amp; amp; 0.03 ACRES. PARKING: APPROXIMATELY 10 CAR PARKING

Basic Information			
Sale Price:	\$320,000		
Price/SF:	\$547.95		
Property Type:	Retail		
Property Subtype:	Restaurant		
Available Space:	584.0 SF		
Total Building:	584 SF		
Lot Size:	0.2 Acres		
REB Listing ID:	COM8		

Details				
Listing Details		Structure Details		
Lot Size:	0.2 Acres	Stories:	1	
Street Frontage:	30.0	Units:	1	
Ceiling Height:	8 Feet	Loading Docks:	0	
Year Built:		Overhead Doors:	0	
Parking Spaces:	8	Elevators:	0	
Zoning:	Retail	HVAC:	Natural Gas	
		Power Amps:	200	
		Power Phase:	3	
		Heat:	Oil	
		Sprinkler:	Wet	
		Roof:	Asphalt	
		Sanitary System:	Septic	
		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.