

**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**



Listing Contact - 1



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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 & 0.03 ACRES. PARKING: APPROXIMATELY 10 CAR PARKING

Basic Information		Details			
Sale Price:	\$320,000	Listing Details		Structure Details	
Price/SF:	\$547.95	Lot Size:	0.2 Acres	Stories:	1
Property Type:	Retail	Street Frontage:	30.0	Units:	1
Property Subtype:	Restaurant	Ceiling Height:	8 Feet	Loading Docks:	0
Available Space:	584.0 SF	Year Built:		Overhead Doors:	0
Total Building:	584 SF	Parking Spaces:	8	Elevators:	0
Lot Size:	0.2 Acres	Zoning:	Retail	HVAC:	Natural Gas
REB Listing ID:	COM8			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.