

**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**



**Todd Drowlette**

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**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 & 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.