# TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:

601-603 BROADWAY
MENANDS, NEW YORK 12204
ALBANY COUNTY

THIS PROPERTY WAS HOME TO A SANDWICH BUSINESS THAT OPERATED HERE FOR APPROXIMATELY 40 YEARS. ADJOINING TOWN PARK AND IS IN VERY CLOSE PROXIMITY TO SEVERAL MAJOR EMPLOYERS.

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## **QUICK FACTS**

- ASKING PRICE: \$320,000
- 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.
- 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









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24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

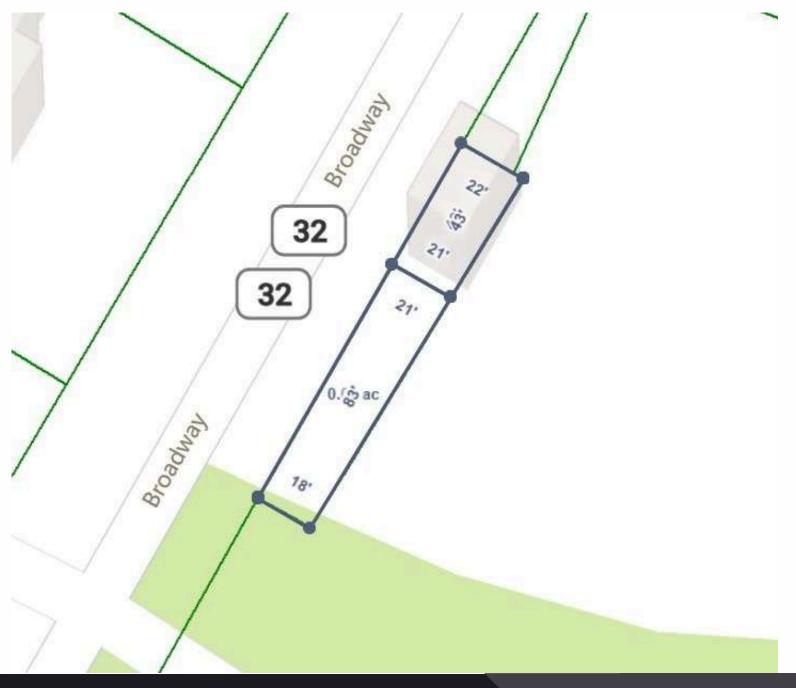
HELPING BUILD EMPIRES
ONE DEAL AT A TIME

### TODD J DROWLETTE

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MANAGING DIRECTOR

518 400 0668 EXT 702



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# CONTACT INFORMATION

Exclusively Listed By



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