

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.

FOR SALE

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







HOT SUBS		SIDES & FRIES		World Famous SUBMAKER MENU		CLASSICS		FAVORITES	
PHILLY CHEESESTEAK	14.75	MACARONI SALAD	3.00	HAM	1/2 SUB 6.75	AMERICAN MIX	1/2 SUB 6.75	ORIGINAL CHEESEBENDER SUB	
TOP ROUND	14.75	POTATO SALAD	3.00	SALAMI	6.75	ITALIAN MIX	6.75	HAM & TURKEY SUB	
BBQ PHILLY	14.75	COLESLAW	3.00	PEPPERONI	6.75	THE BJ - BIG JOB	6.75	CHICKEN PARMIGIANA	
THE NEW YORKER	14.75	TUNA MAC	3.60	CAPICCOLA	6.75		6.75	SALAD W/ PEPPERS N ONIONS	
THE RUBEN	14.75	SOUP OF THE DAY	3.95	B. L.T.	6.75		6.75	MEATBALL PARMIGIANA SUB	
HAM & TURKEY	14.75	SMALL FRENCH FRIES	4.95	VEGALIE	5.75		5.75		
		LARGE FRENCH FRIES	9.95	CHEESE SUB	5.75		5.75		
		CHEESE FRIES	10.95	ROAST BEEF	6.95		6.95		
		LOADED FRIES	14.75	TURKEY	6.95		6.95		
		MOZZARELLA STICKS (6)	8.75	TUNA (ALBACORE)	7.75		7.75		
		MAC & CHEESE BITES (6)	9.15						
		CHICKEN TENDERS (6)	13.95						
		BUFFALO TENDERS (6)	14.95						
		CHIPS	1.50						
		COOKIES (2)	3.50						
		CANNED SODA	1.50						
		BOTTLED WATER	1.50						





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24 AVIATION RD., ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

NYS LICENSED REAL ESTATE BROKER

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

TODD J DROWLETTE

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CONTACT INFORMATION

Exclusively Listed By



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