TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS: 601-603 BROADWAY MENANDS, NEW YORK 12204 ALBANY COUNTY

THIS PROPERTY WAS HOME TO A SANDWICHR 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

- 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





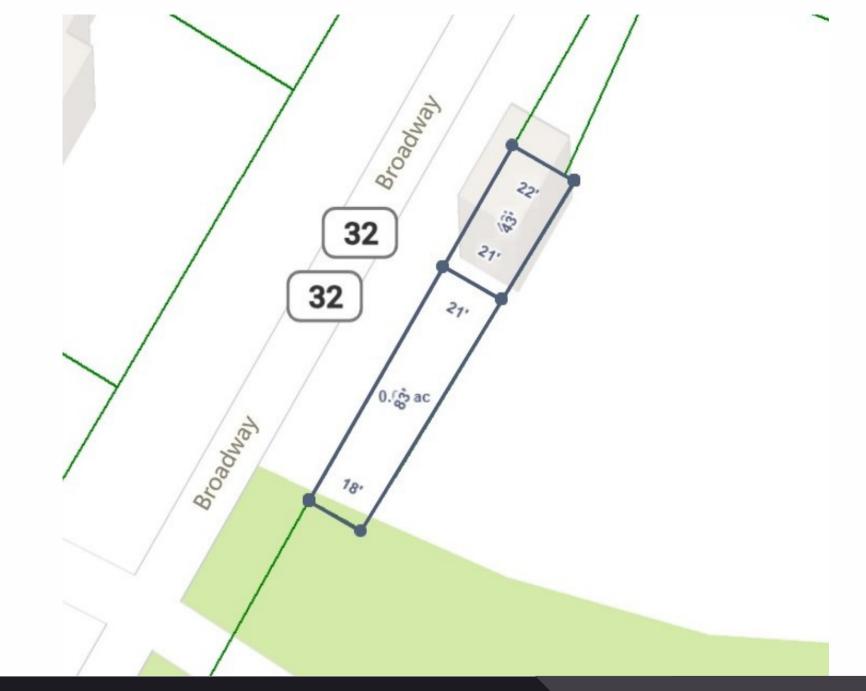


- TITAN COMMERCIAL REALTY GROUP LLC
- 24 AVIATION RD, ALBANY, NY, 12205
- 518 400 0668
- WWW.TITANCOMMERCIALREALTYGROUP.COM
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HELPING BUILD EMPIRES ONE DEAL AT A TIME TODD J DROWLETTE

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