

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.

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







HOT SUBS		SIDES & FRIES		World Famous SUB MAKER 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 CHEESEBURGER SUB	
TOP ROUND	14.75	POTATO SALAD	3.00	SALAMI	6.75	ITALIAN MIX	6.75	HAM & TURKEY SUB	
B.B.Q. PHILLY	14.75	COLESLAW	3.00	PEPPERONI	6.75	THE BJ - BIG JOB	6.75	CHICKEN PRAMIGIANA	
THE NEW YORKER	14.75	TUNA MAC	3.50	CAPICOLA	6.75	THE BJ - BIG JOB	6.75	SALVAGE W/PEPPERS N ONIONS	
THE RUBEN	14.75	SOUP OF THE DAY	3.95	B.L.T.	6.75	MEATBALL PRAMIGIANA SUB	6.75		
HAM & TURKEY	14.75	SMALL FRENCH FRIES	4.95	VEGAL	5.75				
		LARGE FRENCH FRIES	9.95	CHEESE SUB	5.75				
		CHEESE FRIES	10.95	ROAST BEEF	6.95				
		LOADED FRIES	14.75	TURKEY	6.95				
		MOZZARELLA STICKS (6)	8.75	TUNA (ALBACORE)	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						





LANSINGBURGH

TROY

GREEN ISLAND

WATERVLIET

FOR SALE
601-603
BROADWAY

Village One
APARTMENTS

SCHUYLER
FLATTS
PARK

WATERVLIET
ARSENAL

Samaritan Hospital
School of Nursing
ST PETER'S HEALTH PARTNERS
Students - 144
Staff - 24

Samaritan Hospital
ST PETER'S HEALTH PARTNERS

Rensselaer
Students - 5,579
Staff - 449

Hudson Valley
Community College
Students - 9,348
Staff - 6,163

RS RUSSELL SAGE COLLEGE
ALBANY & TROY
Students - 2,159
Staff - 347
between 2 campuses

ST PETER'S HEALTH PARTNERS
A Member of Tenet Health
ST. MARY'S CAMPUS

TITAN COMMERCIAL REALTY GROUP LLC
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

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