

TITAN COMMERCIAL REALTY GROUP LLC



DISCREETLY PRESENTS:
1118 BROADWAY
MENANDS, NEW YORK 12204
ALBANY COUNTY

GENTLEMAN'S CLUB OPERATING IN THE CITY OF ALBANY
VISIBILITY FROM I - 90

QUICK FACTS

- Asking Price: \$1,200,000
- Approximately 3,106 square foot, 2-story building on 0.14 Acres
- Long-Established Ciro's Place
- Gentleman's Club operating in the City of Albany
- Visibility from I-90
- Sale consists of two-story building with private, fenced-in parking lot and Two-family Property
- Substantial Additional Income Opportunities Available to a new, On-Site Professional Operator
- Renovated Bar and Dance Area, VIP Areas.
- Second-Floor has been permitted for expansion and is ready for construction/expansion

3 Mohawk Street, Albany, New York

- Two-Family Residential Property with freestanding garage
- Both units currently vacant but in rentable condition
- Approximately 1,662 square feet on 0.06 Acres



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	11,433	54,251	50,548
AVERAGE HH INCOME	\$45,035	\$49,893	\$59,391
AVERAGE MALE AGE	34.6	32.3	33.9
AVERAGE FEMALE AGE	36.6	33.6	34.8
TOTAL HOUSEHOLDS	6,165	29,552	50,548

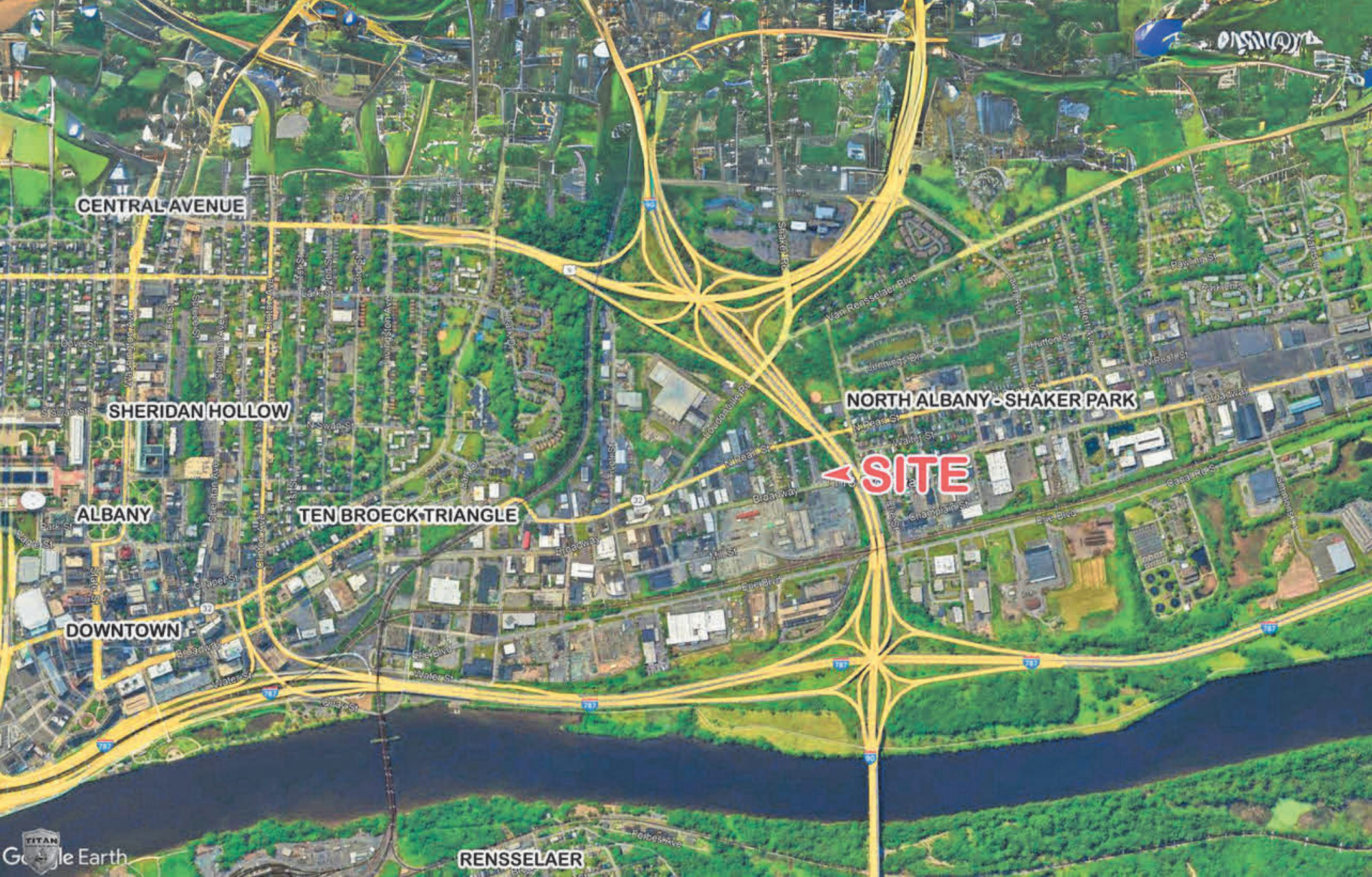






MOHAWK AND
BROADWAY



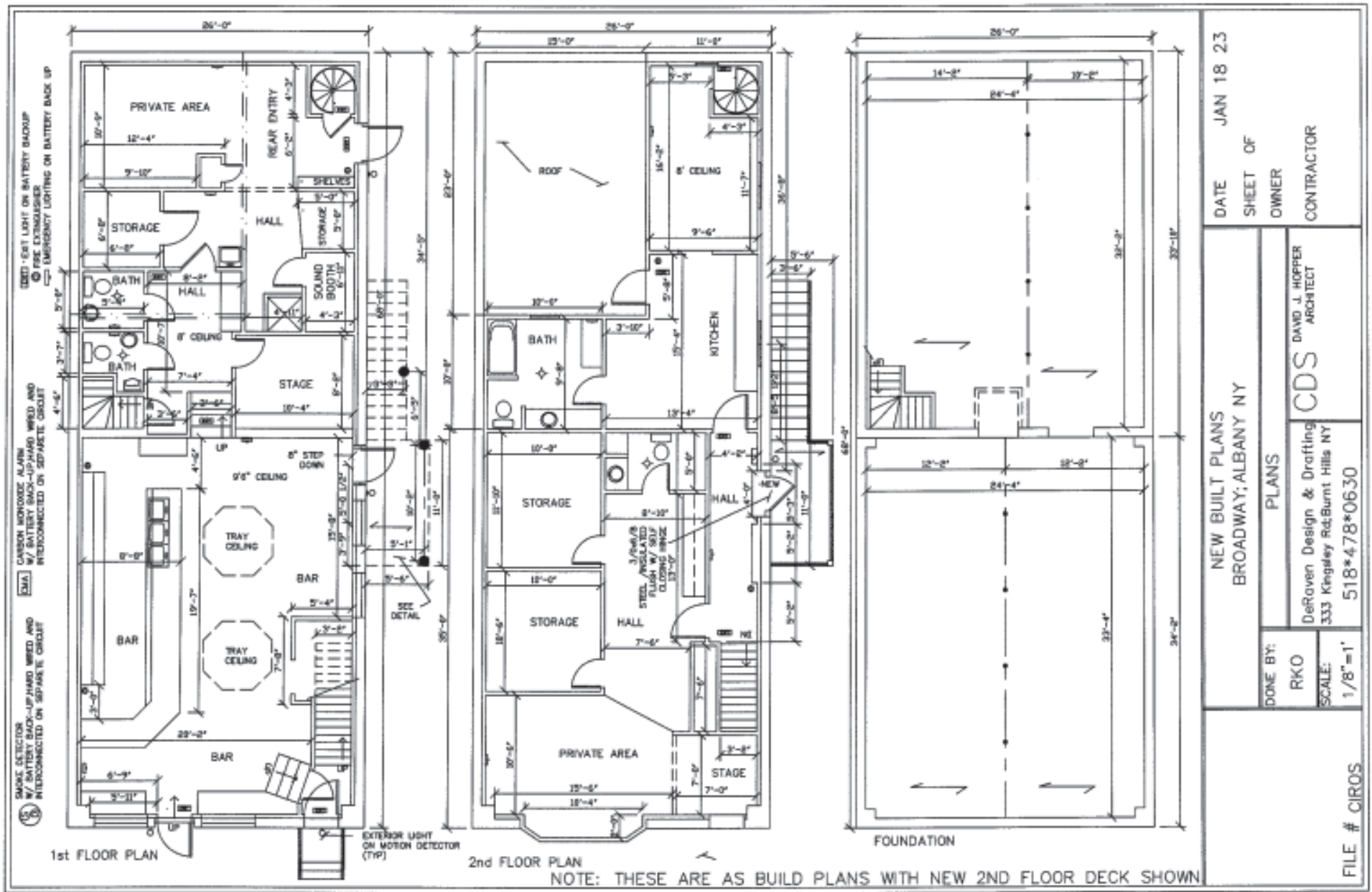


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24 AVIATION RD., ALBANY, NY, 12205
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NYS LICENSED REAL ESTATE BROKER

**HELPING BUILD EMPIRES
ONE DEAL AT A TIME**

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

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702



DATE JAN 18 23
 SHEET OF
 OWNER
 CONTRACTOR

NEW BUILT PLANS
 BROADWAY, ALBANY NY

PLANS

DeRaven Design & Drafting
 333 Kingsley Rd, Burnt Hills NY

DAVID J. HOPPER
 ARCHITECT

CDS

518*478*0630

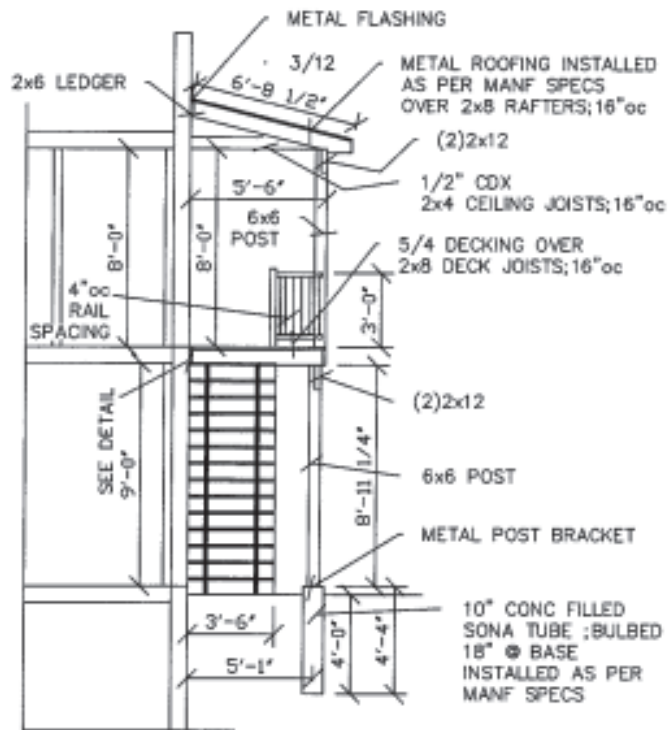
DONE BY: RKO
 SCALE: 1/8"=1'

FILE # CIROS

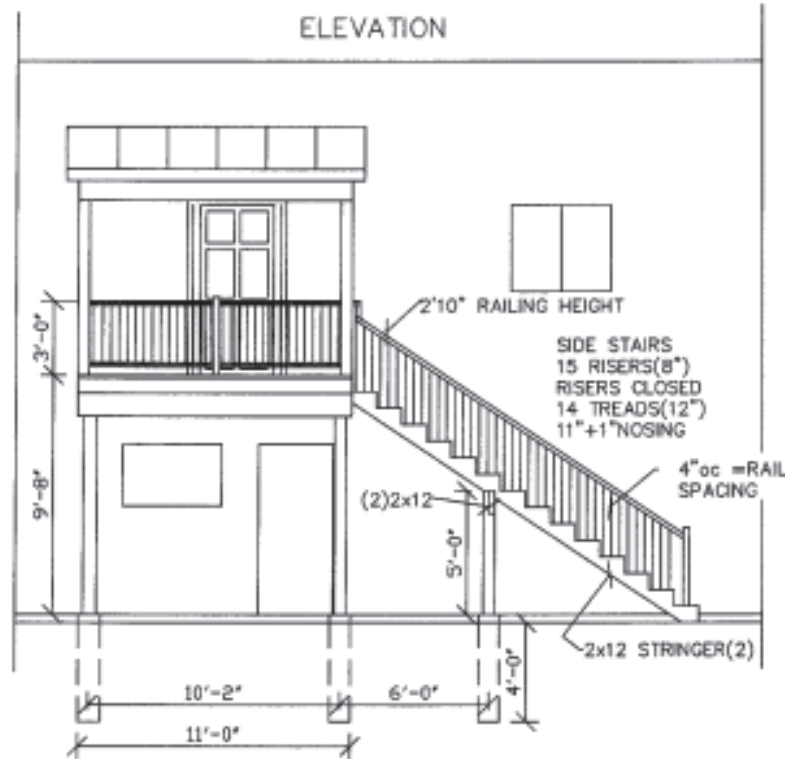
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BUILDING DETAIL



ELEVATION

DATE JAN 18 23
SHEET OF
OWNER
CONTRACTOR

NEW BUILT PLANS
BROADWAY, ALBANY NY

BUILD DETAIL/ELEVATION

DAVID J. HOPPER
ARCHITECT

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DeRaven Design & Drafting
333 Kingsley Rd; Burnt Hills NY

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DONE BY:

RKO

SCALE:

3/16"=1"

FILE # CIROS

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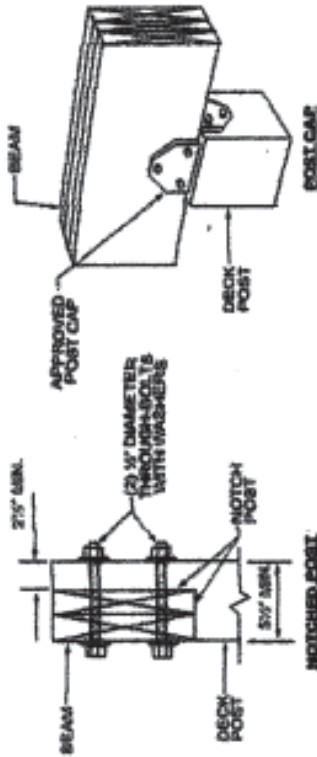
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Below is an illustration on how deck beams must be attached to the deck post. Please note with the use of the "Notched Post" the builder will need to use a 4x6 or 6x6 to be accepted by the inspector. Also, at minimum, 1/2" hardware or any other accepted fastening system will be required in the notch post application.



All fasteners used in beam to post connections and any other hardware required in building your deck shall be hot-dipped galvanized or stainless steel

Other Fastening systems like LedgerLok, TheyLok, TimberLok and Hendlok or any other comparable code-compliant system.

TIMBER HEAD SCHEDULE

SPAN	HEADER	JACK STUD
UP TO 3'-6"	(3) 2 X 6	ONE EACH END
UP TO 4'-6"	(3) 2 X 6	TWO EACH END
UP TO 6'-0"	(3) 2 X 10	TWO EACH END
UP TO 7'-6"	(3) 2 X 12	TWO EACH END
UP TO 10'-0"	(3) 2 X 12*	TWO EACH END

OVER 10'-0" SEE FRAMING PLANS
* WITH 1/2" PLYWOOD PLATE BETWEEN TIMBERS

USE THIS CHART ONLY IF HEADER SIZE IS NOT SHOWN ON PLAN(S)

TYPE	SPAN	HEADER	JACK STUD	NOTES
1	UP TO 3'-6"	(3) 2 X 6	ONE EACH END	
2	UP TO 4'-6"	(3) 2 X 6	TWO EACH END	
3	UP TO 6'-0"	(3) 2 X 10	TWO EACH END	
4	UP TO 7'-6"	(3) 2 X 12	TWO EACH END	
5	UP TO 10'-0"	(3) 2 X 12*	TWO EACH END	

OVER 10'-0" SEE FRAMING PLANS
* WITH 1/2" PLYWOOD PLATE BETWEEN TIMBERS

GENERAL NOTES

- THE CONTRACTOR SHALL APPLY FOR AND PROPERLY POST REQUIRED BUILDING PERMITS AS WELL AS ARRANGE FOR ALL REQUIRED INSPECTIONS BY THE LOCAL BUILDING DEPARTMENT AND/OR ANY OTHER AGENCY HAVING JURISDICTION.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE/LOCAL BUILDING CODE REQUIREMENTS AND SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE.
- CONTRACTORS SHALL PERFORM ALL MISC. REMOVALS, MODIFICATIONS, CONSTRUCTION AND CLEANUP REQUIRED TO COMPLETE THE GENERAL SCOPE OF THIS PROJECT.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED MATERIAL AND COMPONENTS NECESSARY, (SUCH AS NAILS, SCREWS, SEALANT, FLASHING ETC.) TO PROVIDE A STRUCTURALLY SOUND AND WEATHER TIGHT BUILDING.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- CONTRACTORS SHALL INDEMNIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ROUGH-OPENING SIZE, ROOF PITCHES, ETC., AT THE SITE PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATION FROM THESE DRAWINGS FOR REVIEW AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERROR WHICH ARE NOT REPORTED.
- UNAUTHORIZED ALTERATIONS TO THESE DRAWINGS IS A VIOLATION OF NYS EDUCATION LAW ARTICLE 145, SECTION 7208.
- DIMENSIONS ARE GIVEN FROM FACE OF EXTERIOR FRAMING TO FACE OF INTERIOR FRAMING (TYPICALLY) UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS SHALL BE READ OR CALCULATED AND SHALL BE FIELD VERIFIED BY THE BUILDER.
- ANY STRUCTURAL MEMBER SUBJECT TO CUTTING, DRILLING OR NOTCHING SHALL BE REINFORCED, REPAIRED AND / OR REPLACED, AND LEFT IN A SAFE, STRUCTURALLY SOUND CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS BUILDING CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE REQUIREMENTS.
- ALL PLUMBING SHALL BE INSTALLED PER STATE PLUMBING CODE AND ALL APPLICABLE LOCAL PLUMBING REGULATIONS.
- DESIGN LOADS: 1st FLOOR LOAD 25 PSF, 2nd FLOOR LOAD 45 PSF, ROOF LIVE LOADS 90 PSF, WIND LOADS (EAVES) 115 mph, WALLS LIVE LOAD 15 PSF
- STANDARD FRAMING LUMBER SHALL BE NO. 2 EASTERN WHITE PINE (OR BETTER), WITH FB=950 PSI AND E = 1,100,000 PSI
- METAL CONNECTORS SHALL NOT BE LESS THAN 0.038" THICK, COATED THICKNESS, GALVANIZED SHEET STEEL: ASTM A 449, GRADE A COATING G55.
- MICROSLAM LUMBER SHALL BE STRUCTURALLY RATED AS FOLLOWS: FB = 2800 PSI, E = 2,000,000 PSI
- INSTALL 2X4 SOLID WOOD BLOCKING AT MID HEIGHT OF ALL WALLS OVER 8' IN HEIGHT.
- INSTALL DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS 6' OR MORE IN LENGTH.
- ALL COLUMNS AND OTHER SOLID FRAMING SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE FOUNDATION LEVEL, AND BE SUPPORTED BY THE CONCRETE FOUNDATION WALLS AND FOOTINGS.

DATE: _____ SHEET: OF _____

OWNER: _____ CONTRACTOR: _____

Architect: **CDS** DeRaven Design & Drafting 333 Kingsley Rd, Burnt Hills NY 12153

Scale: **RKO**

File #: **518*478*0630**

Notes: **GRIP LAL - Note 5**

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