

# Restaurant and Real Estate Albany

**\$790,000**



**Includes all  
fixtures +  
equipment**

**Turn  
Key**



## Features

- 3 story brownstone—4,320SF total
- Opportunity to move in and operate the business with proven strong sales
- Fully furnished kitchen: grill, walk-ins, prep line, fryers, washer
- Cozy bar area for 8, seating for 76 in main dining area
- Full basement for storage
- Public water and sewer
- (2) Large 2-bedroom apartments on 2nd and 3rd levels, great owner's quarters
- Operated successfully for 26+ years
- Tax Returns and business info provided to pre-qualified prospects only

## Profile

**Location:** Busy Madison/Lark corridor  
**Zoning:** C-1 Neighborhood Comm.  
**Capacity:** 85 total – tables and bar area  
**Available SF:** 1,440SF restaurant—1st level  
**Visibility:** High, 15,000 cars per day  
**HVAC:** NEW, Gas hot air and central A/C systems  
**Parking:** Public, street, in the Park  
**Tax Info:** 76.23-3-68, \$ 5,400 annual  
**Turn key:** All F,F & E included

**NAI Platform**

Commercial Real Estate Services, Worldwide.

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**Tom Cairns—Associate Broker, x 210**  
**Tcairns@naiplatform.com**  
**Cory Tyksinski—Sales Manager, x 217**  
**Ctyksinski@naiplatform.com**

**NAI Platform**  
14 Corporate Woods Blvd  
Albany, NY 12211  
tel 518 465 1400  
fax 518 465 1441