

FOR SALE: RESAURANT / RETAIL SPACE

539 Pawling Avenue, Troy, NY 12180



Property Details

Located in a neighborhood shopping center on a well-trafficked road of 13,193 cars daily. This 1,600 SF retail space, formerly a Mr. Subb shop features a compact yet versatile layout ideal for fast-casual dining or takeout operations. A vestibule opens into a tiled floor with ample space for seating, a customer-facing counter and kitchen area, equipped with freezer, walk-in cooler, 3-bay sink and grease trap. This space also includes restrooms, storage, and convenient parking access, making it ready for a new restaurant or retail venture.

Property Highlights

- Available SF: +/- 1,600 SF
- Lease Price: \$1,700/Mo. NN
- Ceiling: 10 Ft
- Water/Sewer: Public
- Parking: 68 Spaces

TroyCommercialRealEstate.com

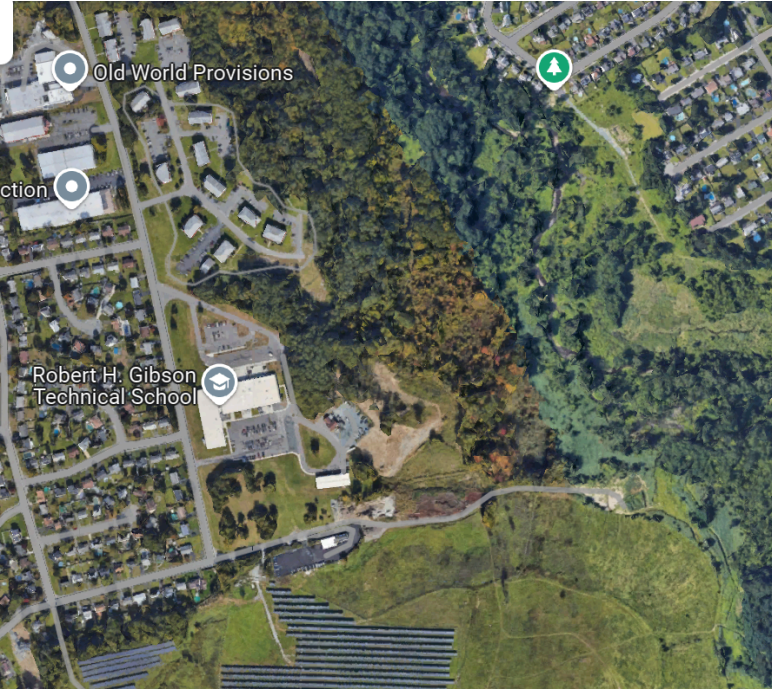
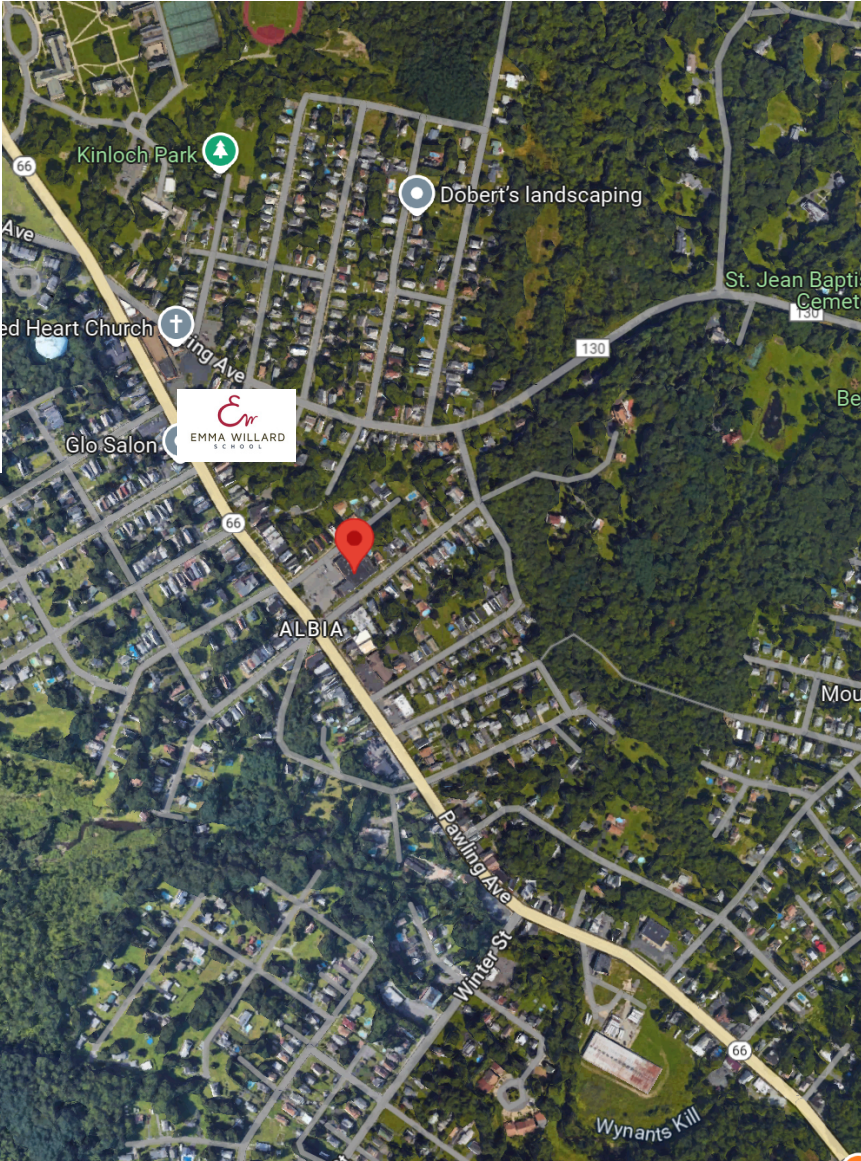


Deanna Dal Pos | Salesperson
+1 518 465 1400 x225 | ddalpos@naiplatform.com

FOR SALE: RESAURANT / RETAIL SPACE
539 Pawling Avenue, Troy, NY 12180



Demographics:	1 Miles
Total households	3,315
Total population	7,831
Average household income	\$100,391
Average age	39



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.