FOR LEASE - Retail Space with Commercial Kitchen

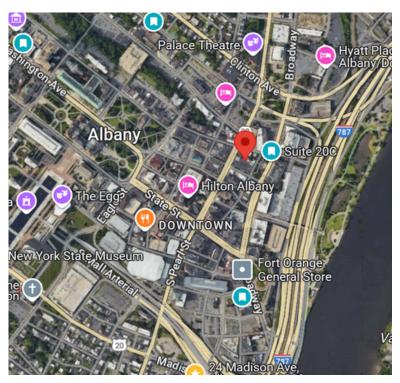
69 North Pearl, Albany, NY 12207





\$: 4,500/mo.

MG + Utilities, Janitorial, Exterior Maintenance



Property Features

- Restaurant w/ full commercial kitchen and 2 bars for lease at \$4,500 / month gross + utilities & janitorial.
- All equipment is new dating back to complete renovation in 2011.
- 6,600 SF on the street level retail is 31' x 224' and an additional 2,000 SF VIP lounge with a bar on the basement level.
- Currently leased M-T-M as an axe-throwing recreational bar and lounge.
- Equipment includes:
 - ANSUL hood and ventilation
 - Walk-in cooler
 - Walk-in freezer

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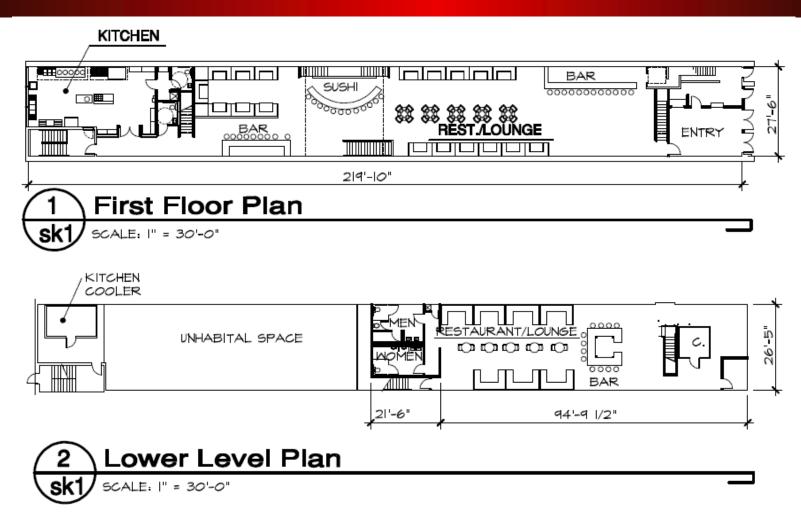






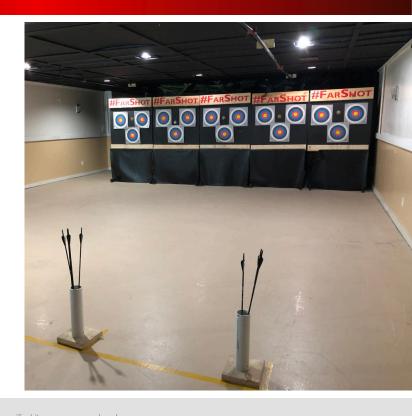


Floor Plan



Building Information

- Total Building SF: 19,600
- Available SF:
 - 6,600 SF 1st Floor
 - 2,500 SF Ground Floor
- Zoning: MU-DT
- · Ceiling Height: 15 ft.
- Water: Municipal
- A/C: Yes
- Heat: Gas Hot Air (GHA)
- · Construction: Masonry
- Roof: EPDM





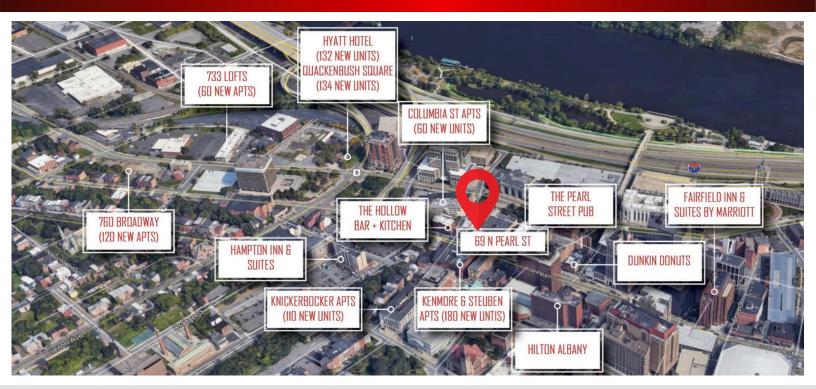
Current Use of Space (Axe-Throwing / Bar & Lounge)







Map



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Previous Space: Banquet Hall









William "Felton" McLaughlin, CCIM, SIOR

Associate Broker



Scope Of Service Experience

Felton specializes in office, tenant representation, multifamily, investment properties, and 1031 exchanges. He earned his CCIM designation in 2013 and joined SIOR in 2016.

Professional Associations & Designations

Past President, CIREB | Member: GCAR, NAR, NYSAR, CCIM, SIOR | Director, Downtown Albany BID | Federal Political Coordinator, NAR

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