

PRIME STATE STREET LOCATION *DOWNTOWN ALBANY* EXISTING BUSINESS, LEASEHOLD & EQUIPMENT FOR SALE



BUSINESS IN OPERATION FOR 5 YEARS

Information

Available Space	750 SF
Lease Expiration	10/31/2025
Rent	\$1,150 + Utilities & CAM
Leasehold Price	\$50,000

Area Businesses



Demographics

	1 Mile	2 Miles
Population	22,185	67,795
Households	10,959	29,382
Average HH Income	\$52,607	\$55,376
Daytime Population	58,260	130,401
Business Establishments	2,014	3,384

Key Features

- » Available 750 SF retail space, Leasehold for Sale
- » 5 Year Lease & 5 Year Option to renew
- » Specialty breakfast & sandwich shop located in first floor lobby of downtown Albany office building
- » Current owner is willing to license the current business name, train a new owner, and share as well as potentially market existing popular recipes
- » Sales revenue is up compared year to year, financial details available after signed confidentiality agreement
- » Currently over 1,200 patrons on frequent member mailing list
- » Opportunities exist to provide catering for private / group events, offer liquor at after hours private parties and operate as a prep kitchen for another caterer or restaurant
- » Full equipment list available at request

The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

Equipment	Manufacturer	New	Current
Reach-In Freezer, 2 Sections	Traulsen	\$3,813.99	\$2,860.49
Reach-In Refrigerator, 2 Sections	Traulsen	\$3,290.76	\$2,468.07
Refrigerated Merchandiser	TRUE	\$2,862.12	\$2,146.59
Equipment Stand Freezer	Continental	\$4,107.50	\$3,080.63
Refrigerated Pizza/Prep Table	Continental	\$5,651.20	\$4,238.40
2-Microwave Convection Ovens	Turbochef	\$18,400.30	\$13,800.23
Crisp & Hold French Fry Warmer	Carter-Hoffman	\$3,607.32	\$2,705.49
4-Induction Rethermalizers	Vollrath	\$1,770.04	\$1,327.53
Work Table (Slicer)	John Boos	\$568.54	\$426.41
Work Counter (Crisp & Hold)	Advance Tabco	\$1,128.60	\$846.45
Work Table with Overshelf (Fulfillment)	John Boos	\$785.22	\$588.92
2-Work Tables (Soup & Back)	John Boos	\$989.88	\$742.41
Heat Lamp	Hatco	\$248.50	\$186.38
Digital Dining POS System	Various	\$7,948.00	\$5,961.00
Shelving System	Focus Food Service	\$425.22	\$318.92
Recycle Unit	Greco Construction	\$1,800.00	\$1,350.00
Digital Menu Board	Scala/NEC	\$6,981.00	\$5,235.75
Slicer (Used-6 months)	Globe	\$500.00	\$375.00
Totals		\$64,878.19	\$48,658.64