

**FOR
SALE**

1975 CENTRAL AVE

ALBANY, NEW YORK 12205

FARMER BOY DINER FOR SALE



+/-4,380 SF TURNKEY DINER

BUILDING COMES COMPLETE WITH ALL EQUIPMENT AND FIXTURES
ONE HUNDRED-FORTY (140) SEAT CAPACITY
ADJACENT TO APPROVED TESLA SALES, REPAIR, & SERVICE CENTER
FIFTY (50) VEHICLE ON-SITE SURFACE PARKING LOT
GREAT VISIBILITY ALONG CENTRAL AVENUE WITH OVER 42,000 ADTV
INCLUDES THREE (3) WALK IN COOLERS & TWO (2) WALK IN FREEZERS
FULL BASEMENT OFFERS GREAT STORAGE & EXPANSION OPPORTUNITY
BUILT IN 1990
PROEPRTY INCLUDES 191 FEET OF FRONTAGE ON CENTRAL AVENUE
+/- .85 ACRE LOT OFFERS GREAT REDEVELOPMENT POTENTIAL
PRICED SIGNIFICANTLY BELOW REPLACEMENT COST

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
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KYLE J. BRADLEY, CPA
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(845) 325-1568 mobile
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FOR SALE
\$989,000
\$225 PSF



Adding Value Through Professional Real Estate Services

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EQUIPMENT LIST

- NUMEROUS OVENS & STOVES
- PIZZA OVEN
- MEAT GRINDER
- CHARCOAL GRILL
- TWO (2) FRYERS
- TWO (2) FLAT TOP GRILLS
- DELI STATION
- DISH WASHER AND 10+ RACKS
- STEAM TABLE
- HOT WATER BOOSTER
- ICE MACHINE



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RESTAURANT



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KITCHEN



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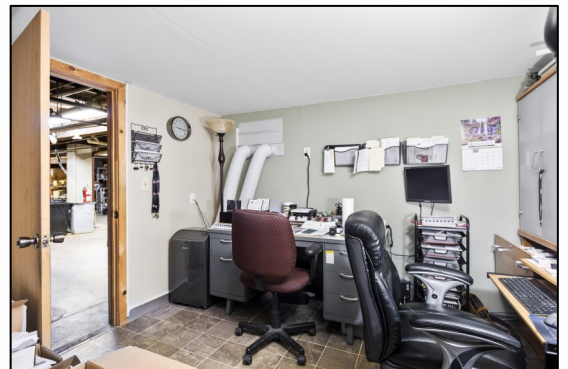
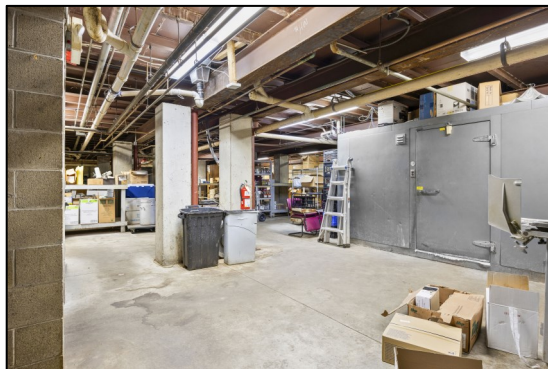
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BASEMENT



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EXTERIOR
PHOTOS



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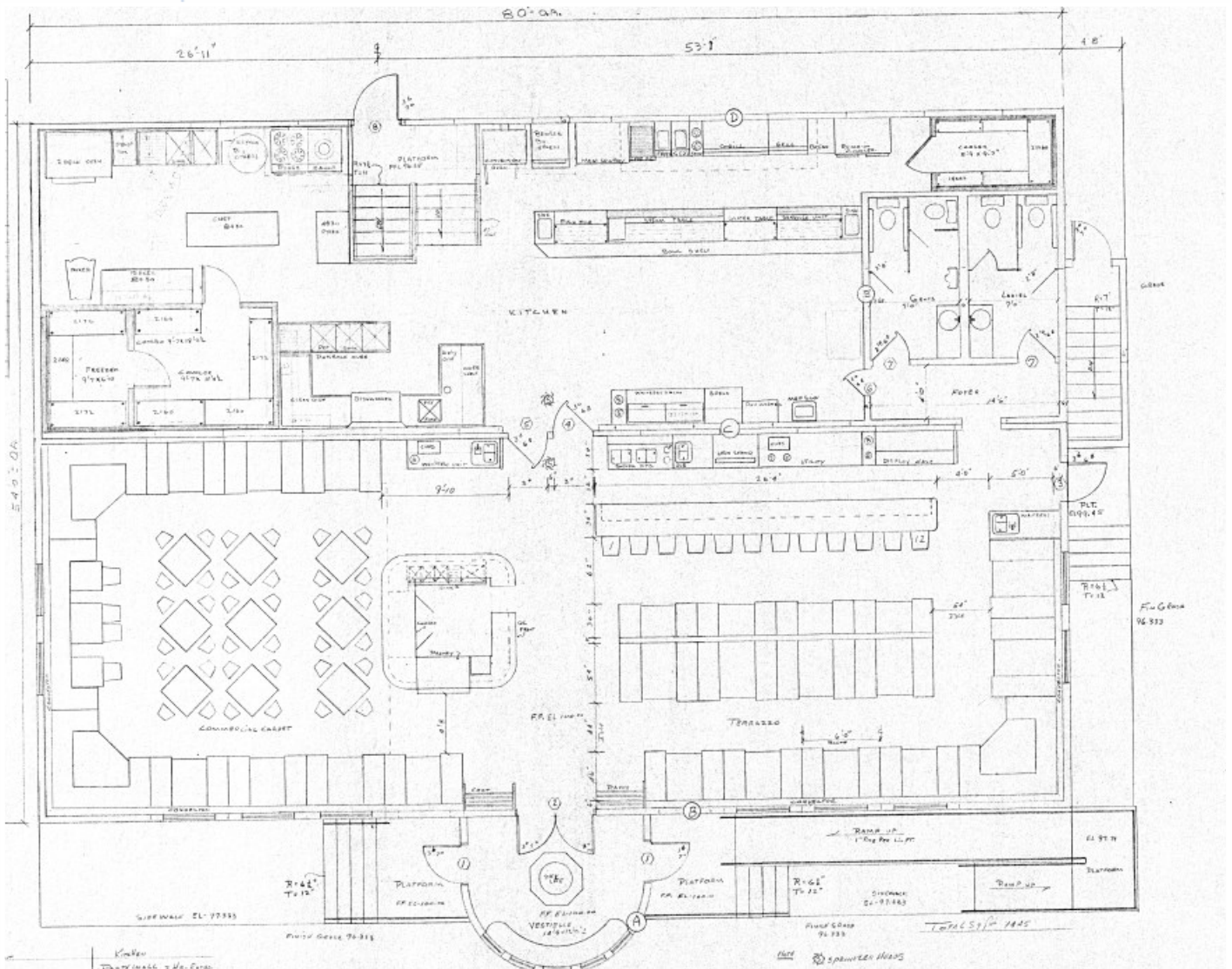
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RESTAURANT FLOORPLAN



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