

**FOR
SALE**

44 STATE STREET

ALBANY, NY 12207

ICONIC LANDMARK DOWNTOWN ALBANY RESTAURANT & DEVELOPMENT OPPORTUNITY



JACK'S OYSTER HOUSE

ALBANY'S PREMIER FINE DINING DESTINATION FOR OVER 100 YEARS

ORIGINALLY ESTABLISHED IN 1913

TURNKEY 150-SEAT RESTAURANT AND BANQUET FACILITY WITH FULLY EQUIPPED KITCHEN

RECENTLY RENEWED LIQUOR LICENSE CAN BE TRANSFERRED TO NEW OWNER

LOCATED IN THE HEART OF DOWNTOWN ALBANY

JUST STEPS FROM THE NYS CAPITOL BUILDING

SURROUNDED BY NUMEROUS HOTELS & ENTERTAINMENT OPTIONS

CONCEPT PLANS AVAILABLE FOR SEVEN (7) UNIT RESIDENTIAL CONVERSION ON UPPER FLOORS

+/-13,300 TOTAL SQUARE FEET

FOUR (4) STORIES

FULLY SPRINKLERED

FOR SALE

\$1,399,000

\$105 PER SF

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

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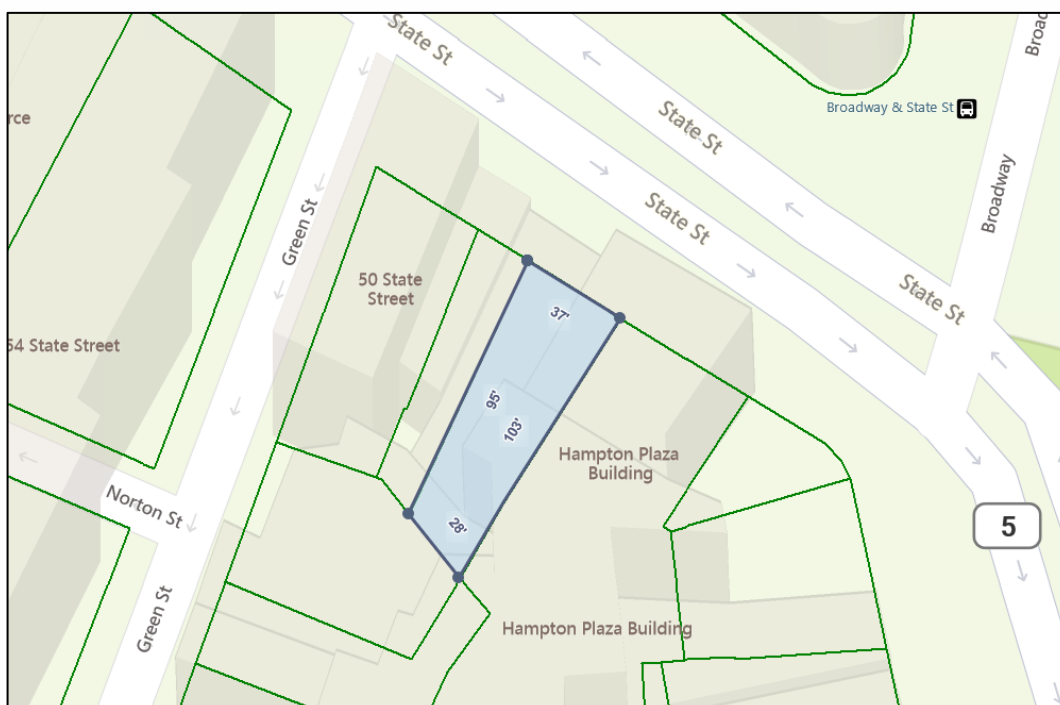
44 STATE STREET

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PROPERTY DETAILS

- +/-13,300 Total Square Feet
- Four (4) Stories Plus Full Finished Basement
- +/-0.07 Acres
- Mixed-Use Downtown Zoning (MU-DT)
- Originally Constructed in 1874
- Roof Age +/-10 Years
- New Tankless Water Heater (2019)
- Recent Electrical Upgrades
- Masonry Construction
- Fully Sprinklered
- Municipal Water & Sewer
- Property & School Tax: \$28,773.05 (\$2.16 PSF)
- 34' of frontage along State Street

TAX MAP



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RESTAURANT DETAILS



- Total Sales Revenue: \$1,803,252.95 (2019)
- Net Income: \$404,256.10 (2019)
 - COVID sales were cut in half due to mandated closures
- 44 State Main Dining Room has seating for 125 guests
- Adjacent leased space consists of small dining area, bar, front entrance, private party room, and restrooms.
- Banquet Sales equate for approximately 30% of totals sales volume.
- Second Floor Banquet Space accommodates 125 seated or 200 standing.
- Adjacent leased space consists of a 30 guest dining area and private dining room for 40 seated or 60 standing.
- Existing Liquor License can be transferred to new owner.
- Website: www.jacksosterhouse.com



38-40 HAMPTON PLACE
Approximately 2,211 SF
located next door at
38-40 Hampton Place is owned
by NYS and leased by Jack's

44 STATE ST
FOR SALE



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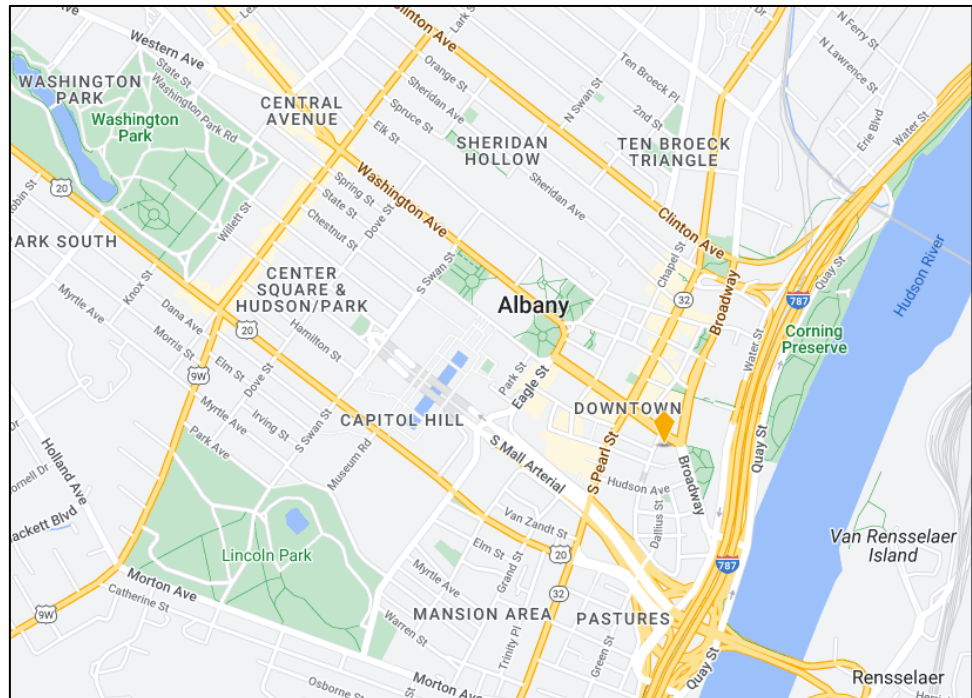
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LOCATION



STREET VIEW



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MAIN
BAR & DINING
AREAS



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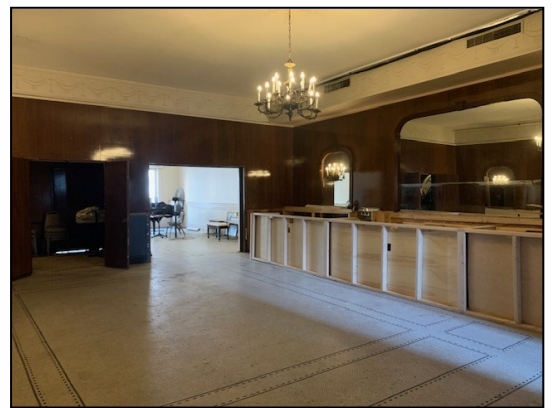
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UPPER
BANQUET
FLOORS



STATE ST
ENTRANCES



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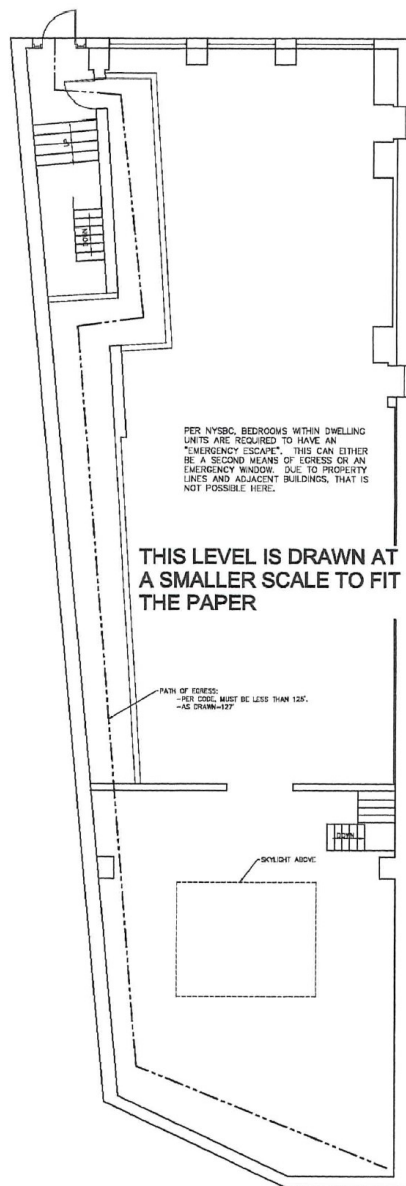
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FIRST
FLOOR
PLAN



2 FIRST FLOOR PLAN
3/16" = 1'-0"

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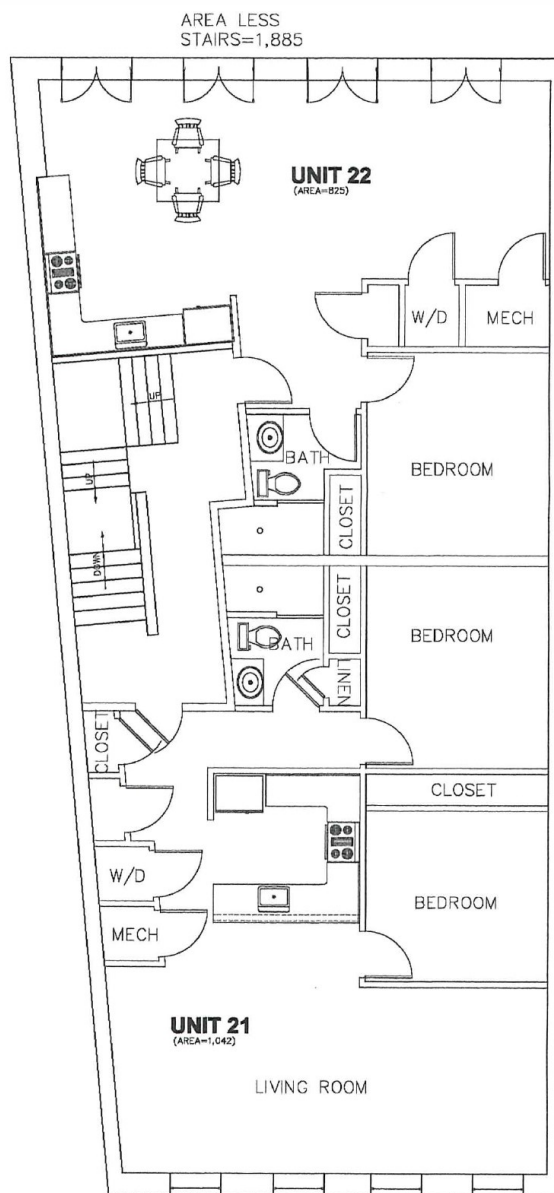
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SECOND
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PROPOSED
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UNIT 22
825 SF

UNIT 21
1,042 SF

3 SECOND FLOOR PLAN

1/4" = 1'-0"

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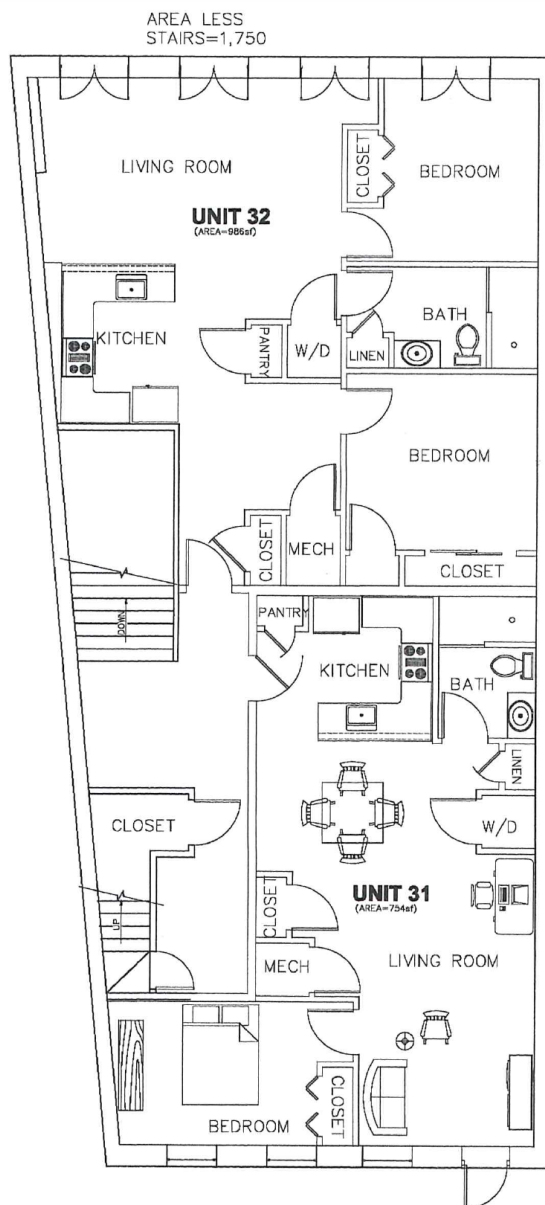
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THIRD FLOOR

**PROPOSED
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PLAN**



UNIT 32
986 SF

UNIT 31
754 SF

4 THIRD FLOOR PLAN
1/4" = 1'-0"

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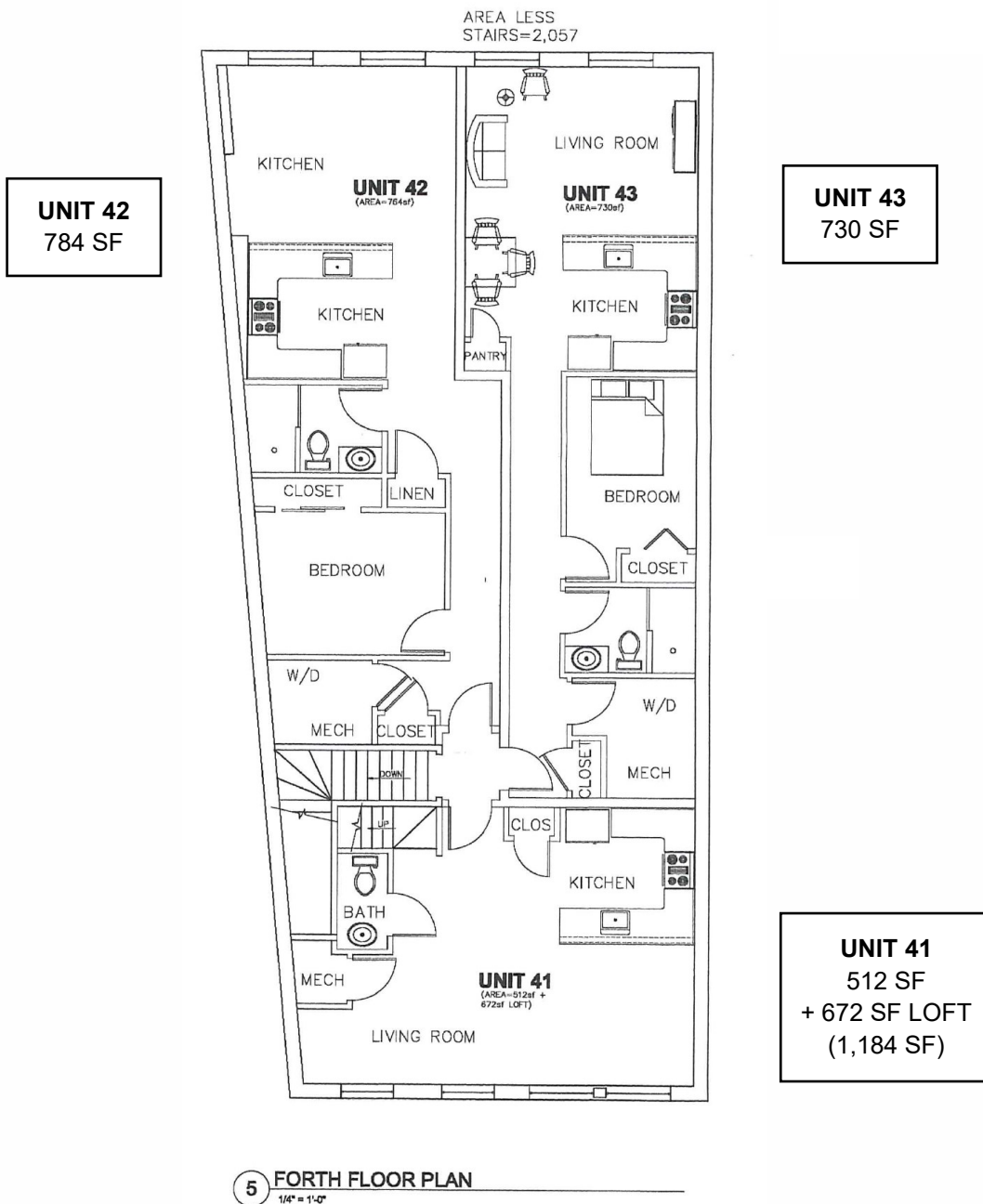
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FOURTH
FLOOR

**PROPOSED
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