

**FOR
SALE**

764 1/2 EASTERN AVE

SCHENECTADY, NEW YORK 12308



+/-2,912 SF MIXED USE INVESTMENT OR OWNER USER OPPORTUNITY

CURRENTLY OCCUPIED BY SLICE & SIZZLE

FORMER HOME OF MANGINOS GOURMET MARKET

LOCATED JUST STEPS FROM UNION COLLEGE, CENTRAL PARK, AND DOWNTOWN AMENITIES

TURNKEY RESTAURANT WITH COMMERCIAL KITCHEN EQUIPMENT INSTALLED IN 2019

INCLUDES STUDIO LOFT APARTMENT WITH SUN DECK AND WALK IN CLOSET

COMPLETELY RENOVATED STARTING IN 2018

3 OFF STREET PARKING SPOTS

PROPERTY CAN BE DELIVERED VACANT OR OCCUPIED

PRICED SIGNIFICANTLY BELOW REPLACEMENT COST

TAXES ARE \$8,935.86

SURROUNDED BY NUMEROUS RECENT REDEVELOPMENT PROJECTS

**FOR MORE
INFORMATION
PLEASE
CONTACT**

KYLE J. BRADLEY, CPA

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RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
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\$318,000

\$109.20 PSF



Adding Value Through Professional Real Estate Services

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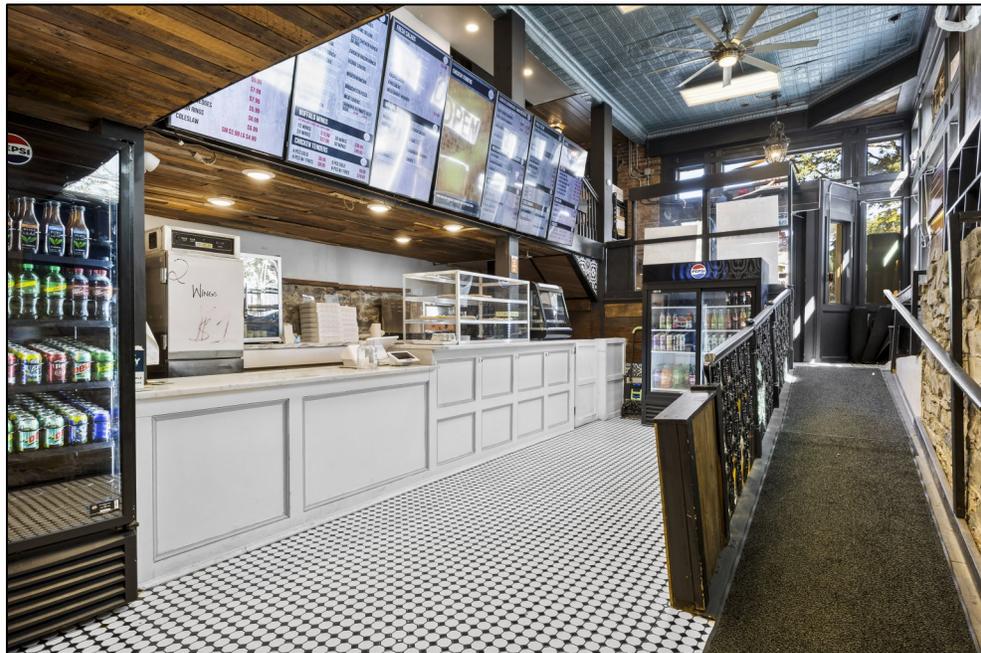
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RECENT CAPITAL IMPROVEMENTS

- ROOF REPLACED - 2018
- NEW CEMENT FLOOR POURED - 2019
- HYDRONIC HEATING BUILT INTO BASEMENT FLOOR - 2018
- BLUESTONE WALLS RESTORED - 2019
- REAR DECK ADDED - 2018
- NEW LOAD BEARING BEAMS INSTALLED - 2018
- COMMERCIAL KITCHEN INSTALLED AS A LOFT ABOVE RETAIL FLOOR – 2019
- NEW HEATING, THREE PHASE ELECTRIC, & PLUMBING - 2019
- BOILER REPLACED - 2023



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KITCHEN EQUIPMENT

- 8' COMMERCIAL HOOD WITH ANSUL SYSTEM
- 3 DOOR REFRIDGERATOR
- 2 DELI COOLERS AND PREP STATION
- 3 BASIN SINK
- REACH IN RETAIL BEVERAGE COOLER
- BREAD WARMING UNIT - 2 DRAWER
- 100# GREASE TRAP



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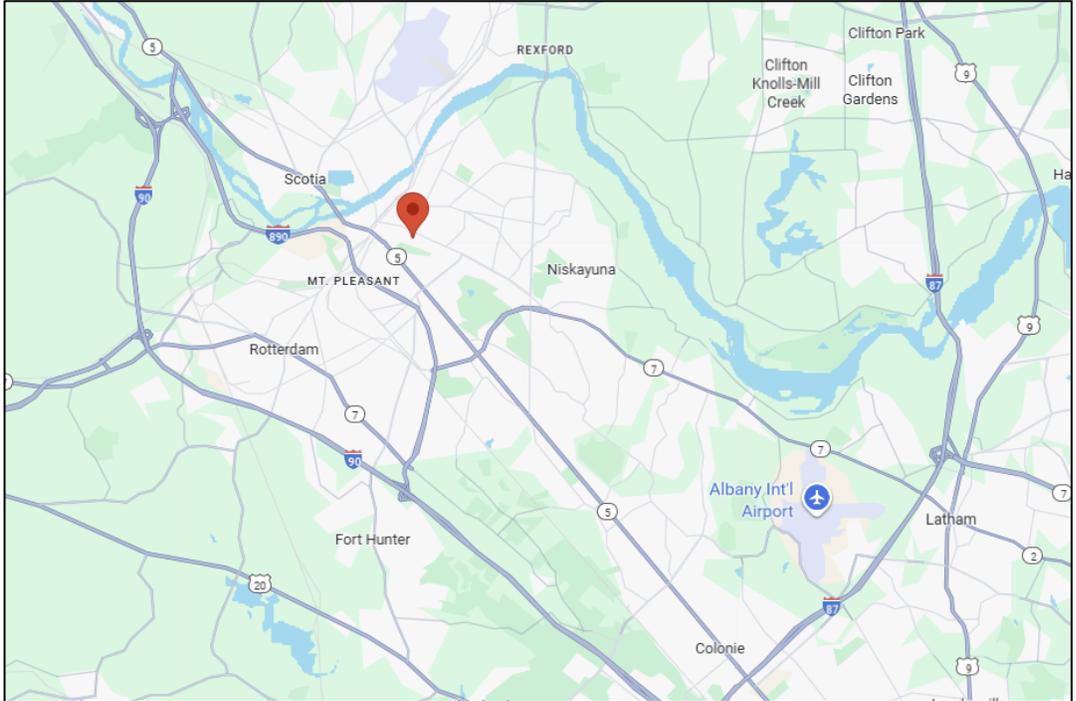
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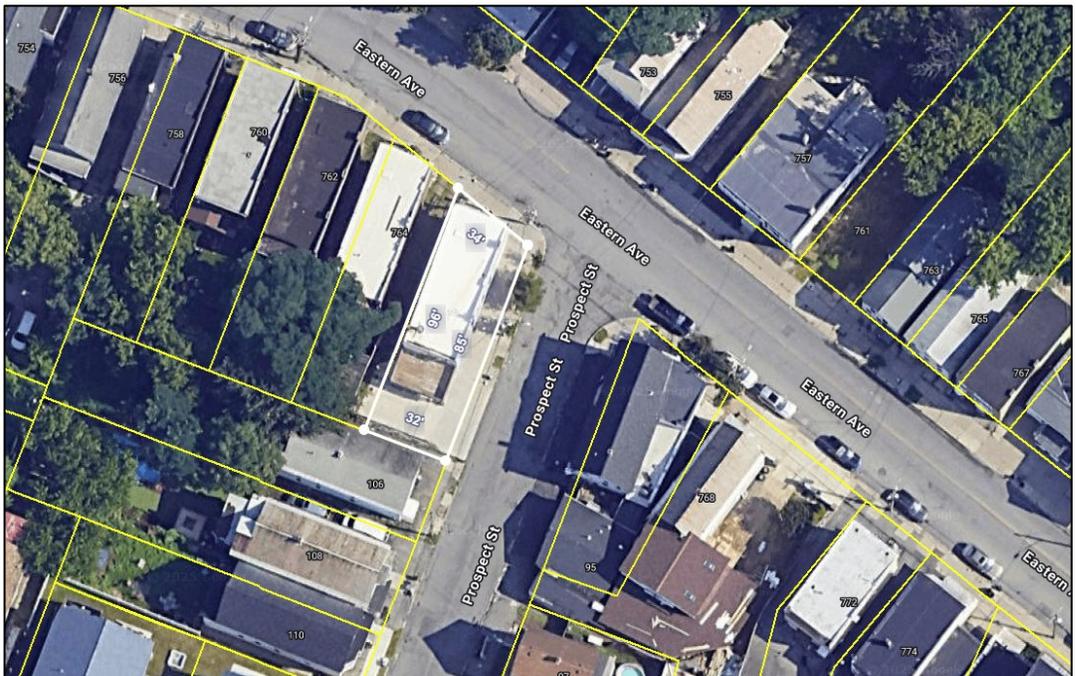
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LOCATION



TAX MAP



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EXTERIOR
PHOTOS



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COMMERCIAL
SPACE



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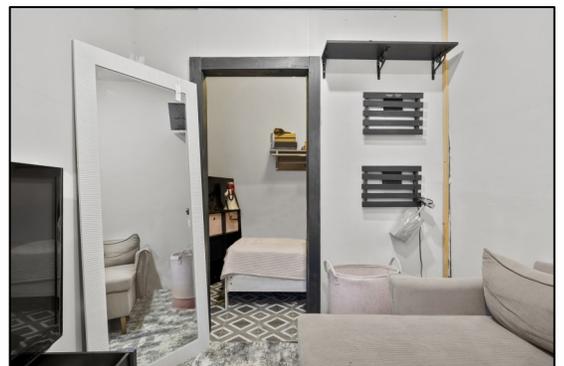
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APARTMENT



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