



9,400± SF Banquet Facility Available

PROPERTY HIGHLIGHTS

- Recently renovated
- Excellent business opportunity
- Ample parking
- Includes all equipment to open a restaurant
- Centrally located

Demographic	1 Mile	3 Miles	5 Miles
Population	13,742	80,805	136,606
Households	6,275	35,213	57,993
Average HH Income	\$63,109	\$67,058	\$87,082
Total Businesses	292	2,217	3,980
Total Employees	3,272	34,074	60,932

Source: ESRI, 2021

Traffic Counts	
5th Avenue & 107th St	7,455 AADT
112th Street & 1st Ave	13,925 AADT

Source: NYS DOT, 2021

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PROPERTY DESCRIPTION

Fully renovated all brick two level banquet facility for sale or lease. Full commercial kitchen with two bars. Includes all equipment to open a restaurant. TV's and surround sound system included.

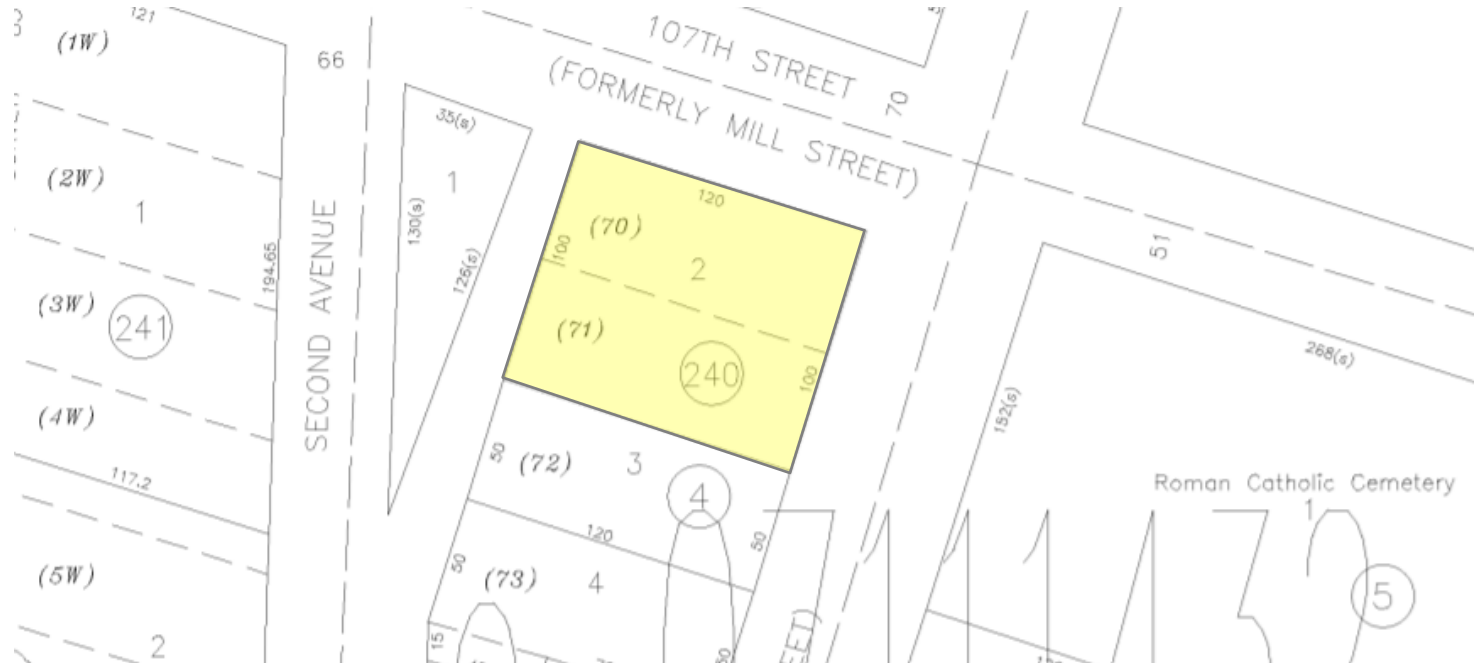
PROPERTY FEATURES

County:	Rensselaer	Parking:	50± Parking Spaces
Sale Price:	\$499,000	Zoning:	05-Commercial
Total Bldg SF:	9,400± SF	Tax ID:	90.23-4-2
Current Use:	Retail	Taxes:	\$22,493 (Est.)
Acres:	.28± AC	Condition:	Good
Year Built:	1954	Utilities:	Municipal Water & Sewer
Stories:	1		Heat: GFHA

AERIAL MAP



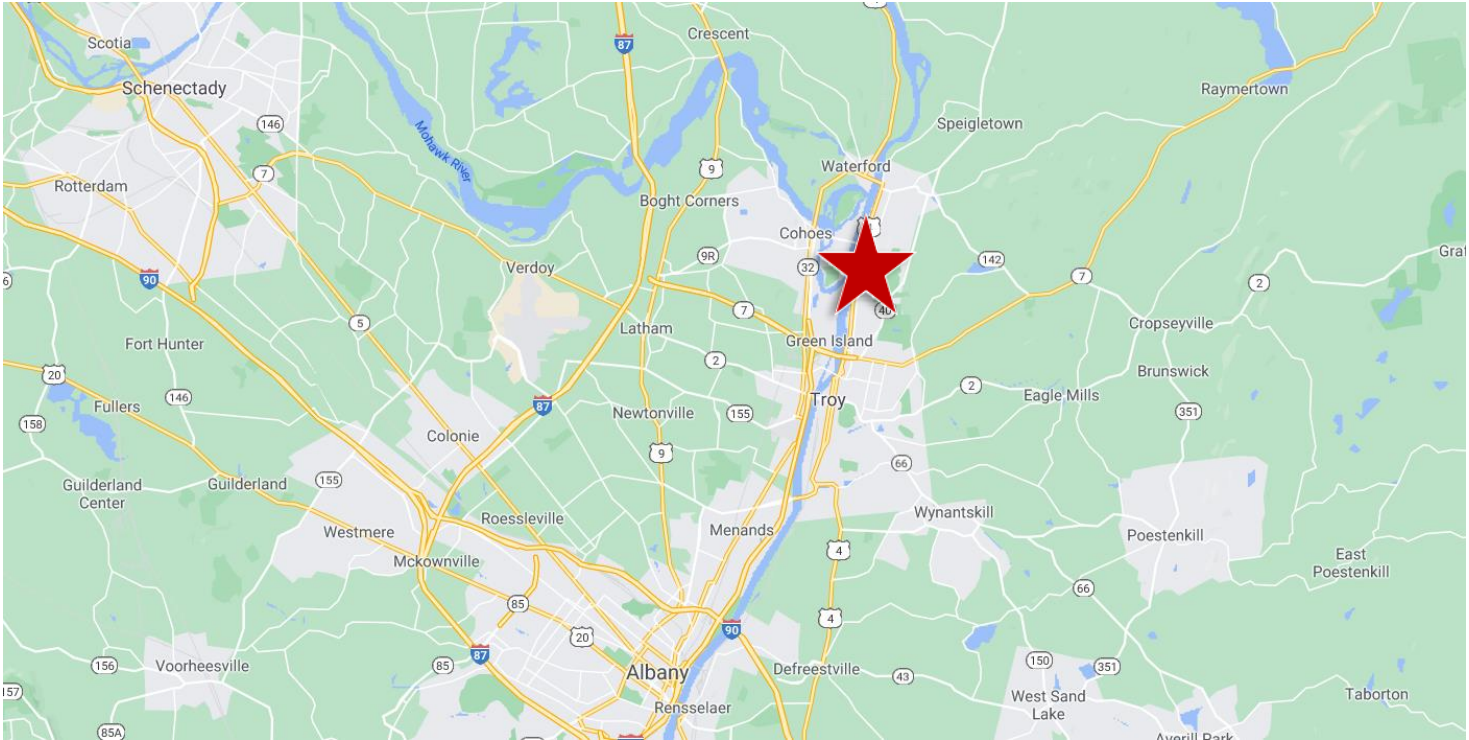
TAX MAP



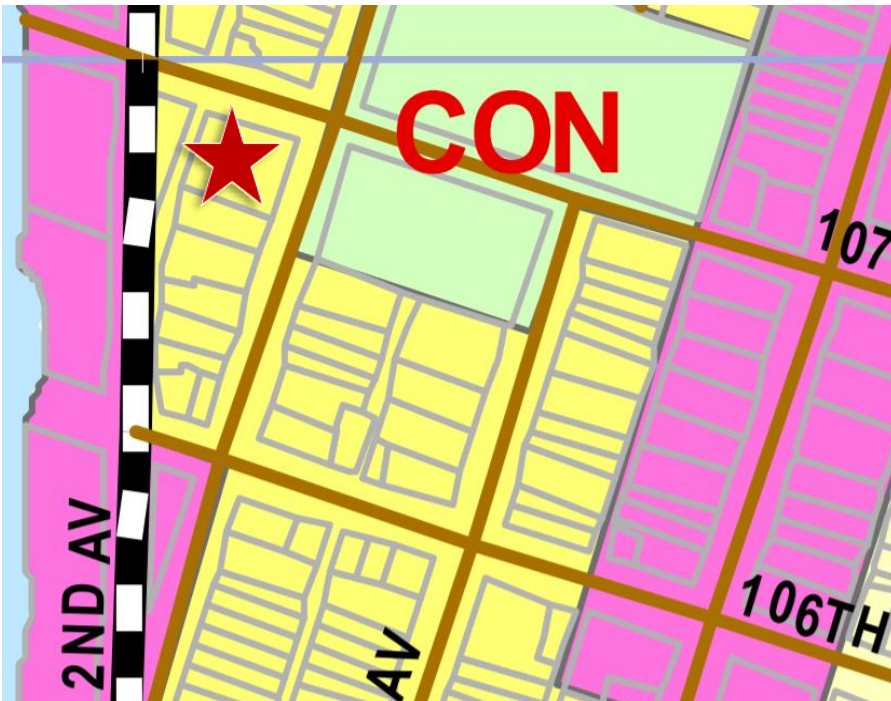
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LOCATION MAP



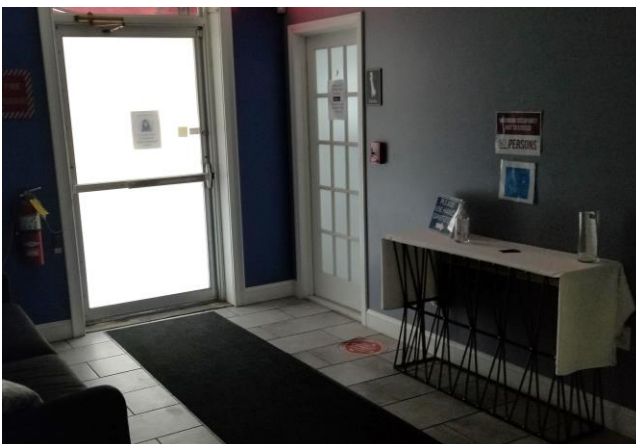
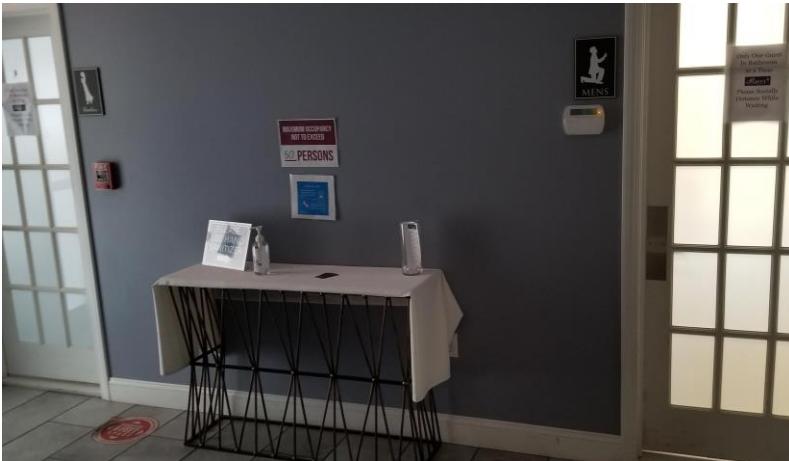
ZONING MAP



**ZONING MAP
 CITY OF TROY**

- B1, Neighborhood Commercial
- B2, Community Commercial
- B3, Shopping Center Commercial
- B4, Central Commercial
- B5, Highway Commercial
- CON, Conservation
- HCD, Hoosick St Commerce District
- HPD, Hoosick St Professional District
- HWD, Hoosick St Waterfront District
- IND, Industrial
- INST, Institutional
- P, Planned Development
- R1, Single Family Residential, Detached
- R2, Two Family Residential
- R3, Multiple Family Residential, Medium Density
- R4, Urban Neighborhood Residential, Medium To High Den
- R5, High Rise Residential, High Density
- T5, Urban Core
- WCD, Waterfront Commercial District
- WMD, Waterfront Mixed Use District
- WTD, Waterfront Trade District

PROPERTY PHOTOS



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