

FOR LEASE

# 21 ERIE BOULEVARD

ALBANY, NEW YORK 12204

## TURNKEY RESTAURANT & BAR OPPORTUNITY DOWNTOWN ALBANY



### +/- 6,500 SF TURNKEY RESTAURANT & BAR

- LOCATED IN 272 UNIT SLIP 12 APARTMENT COMPLEX
- BRAND NEW FULLY FURNISHED TURNKEY RESTAURANT & BAR
- INCLUDES FULL BAR WITH 14 DRAFT LINES
- FULL COMMERCIAL KITCHEN
- FEATURES CUSTOM WOODFIRED PIZZA OVEN
- IN PLACE BREWERY PRODUCTION INFRASTRUCTURE
- TWO WALK IN COOLERS
- LOFTED DINING AREA, PERFECT FOR PRIVATE EVENTS
- EASILY ACCESSIBLE FROM I-90 & I-787
- POTENTIAL FOR OUTDOOR PATIO
- AMPLE ON-SITE PARKING

AVAILABLE  
FOR LEASE

\$11,917 NNN  
PER MONTH

(\$22.00 NNN PSF)

NNN CHARGES ESTIMATED  
AT +/- \$2.50 PSF

FOR MORE  
INFORMATION  
PLEASE CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Associate Real Estate Broker  
(518) 337-3705 mobile  
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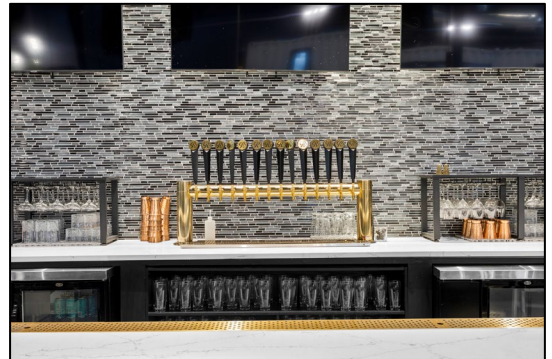


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## PHOTOS



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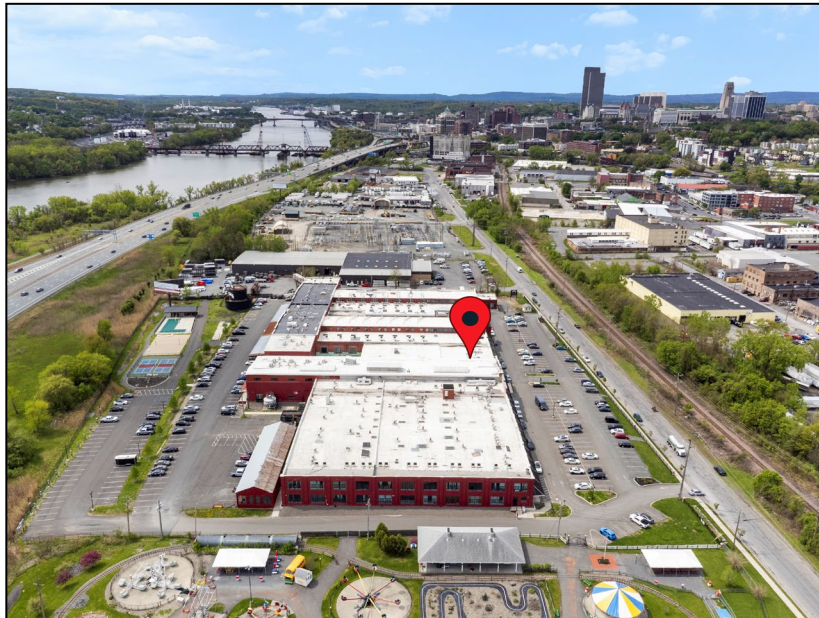
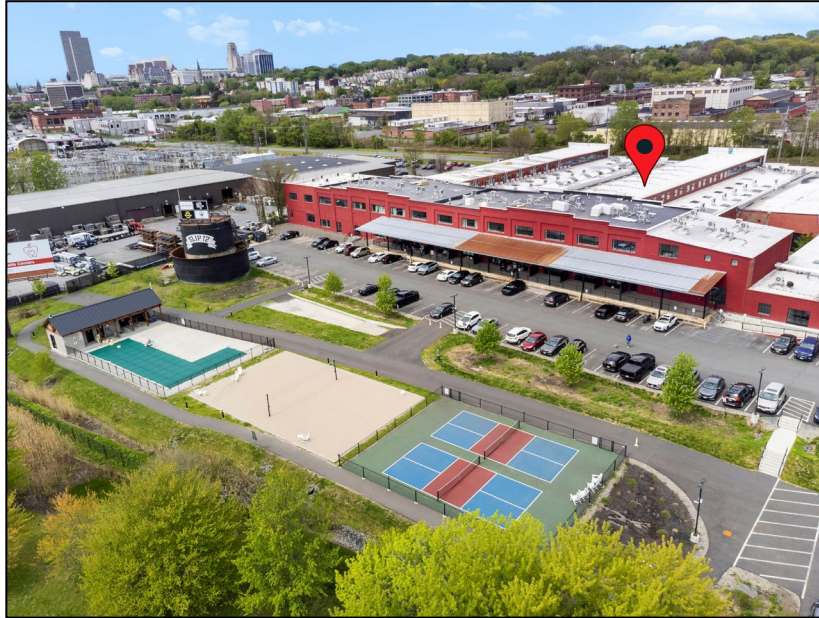
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AERIAL



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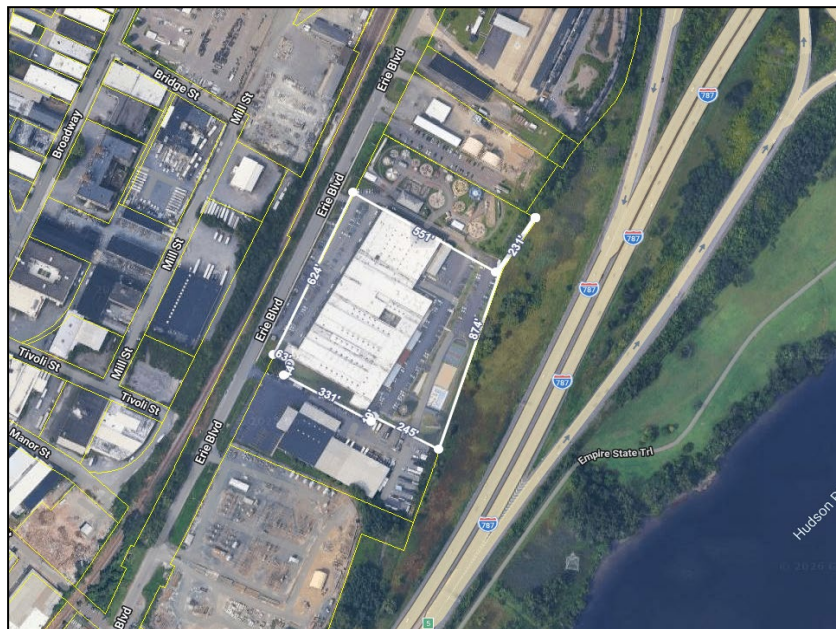
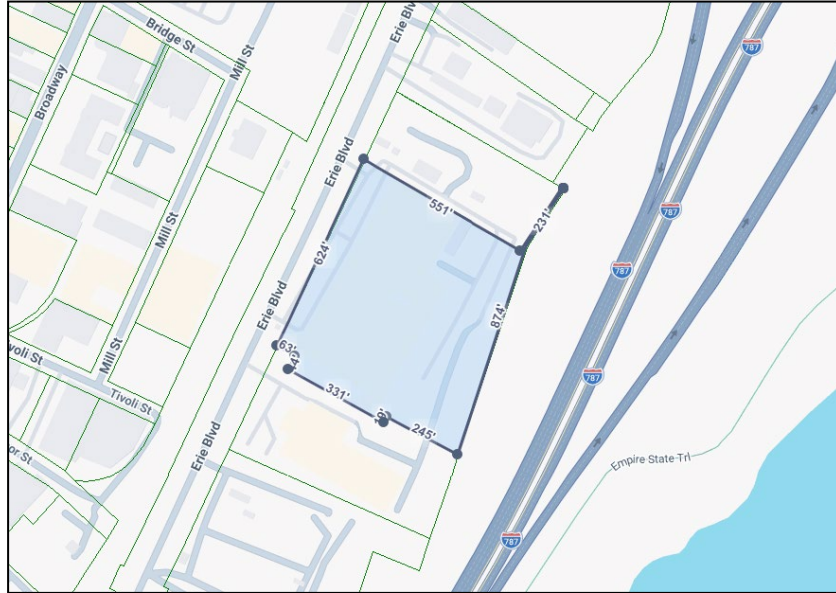
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TAX MAP



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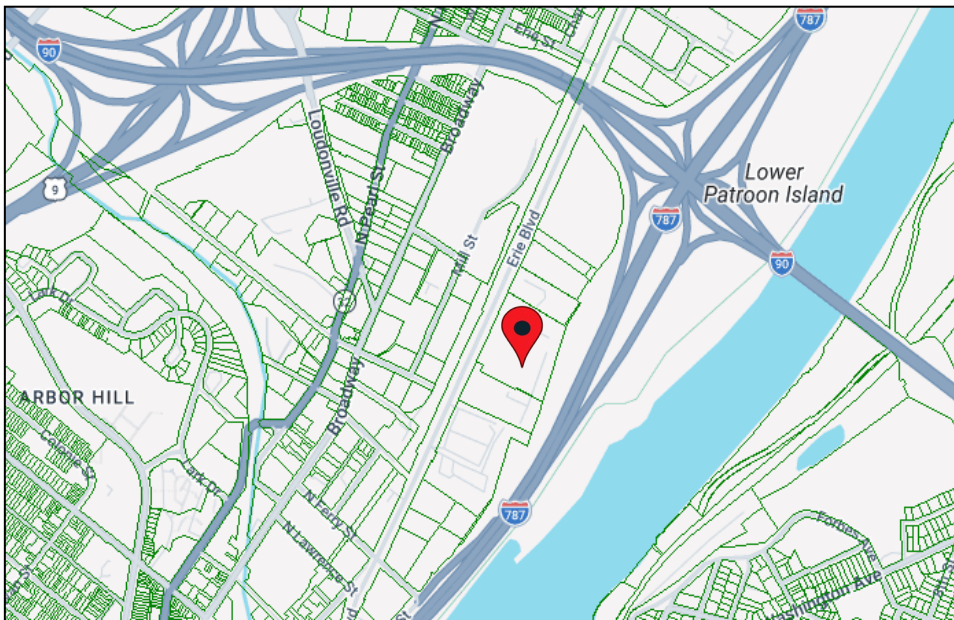
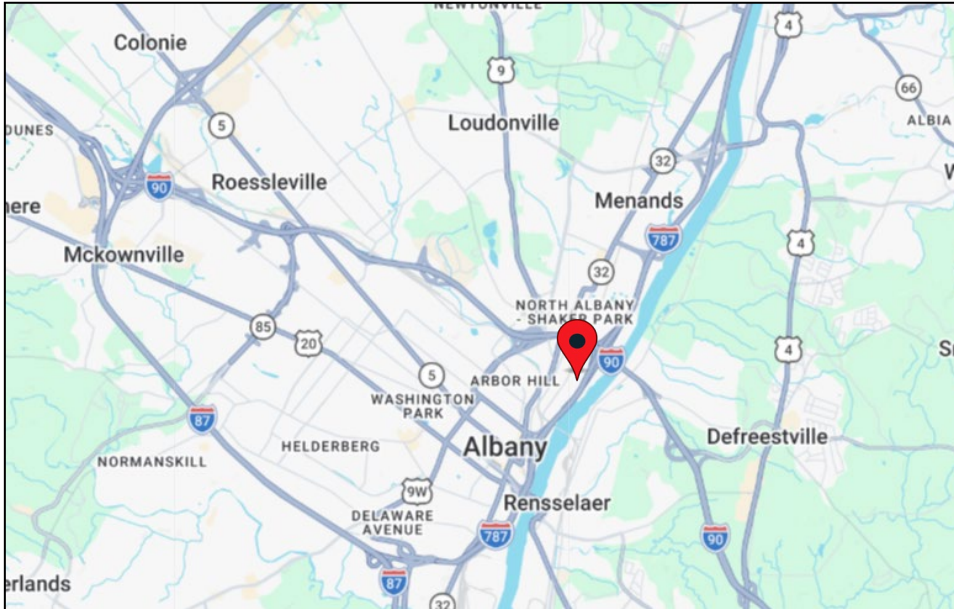
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## LOCATION



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## DEMOGRAPICS

### Population

	1 mile	3 miles	5 miles
2020 Population	10,690	96,025	187,916
2025 Population	11,315	94,961	186,681

### Households

	1 mile	3 miles	5 miles
2020 Households	4,797	42,433	82,113
2025 Households	5,114	41,945	81,359

### Income

	1 mile	3 miles	5 miles
Avg Household Income	\$60,718	\$79,511	\$93,245
Median Household Income	\$45,014	\$61,258	\$72,462

### Housing

	1 mile	3 miles	5 miles
Median Home Value	\$193,177	\$244,887	\$261,331
Median Year Built	1962	1951	1957

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