



1475 Route 9, Clifton Park NY

Building Information

High traffic retail location that was home to a popular restaurant for decades. 4,010 SF retail space with 1,900 +/- SF of basement storage with walkout access for deliveries. Most major commercial kitchen equipment and refrigeration are in place. Exhaust hood and ansul system in place. Highly visible corner with close to 20,000 vehicles per day traffic count. Potential to add exterior seating. Land lease potential at \$70,000 per year NNN. LBO to be present at showings.



James "Jay" Verro, CCIM

Associate Broker

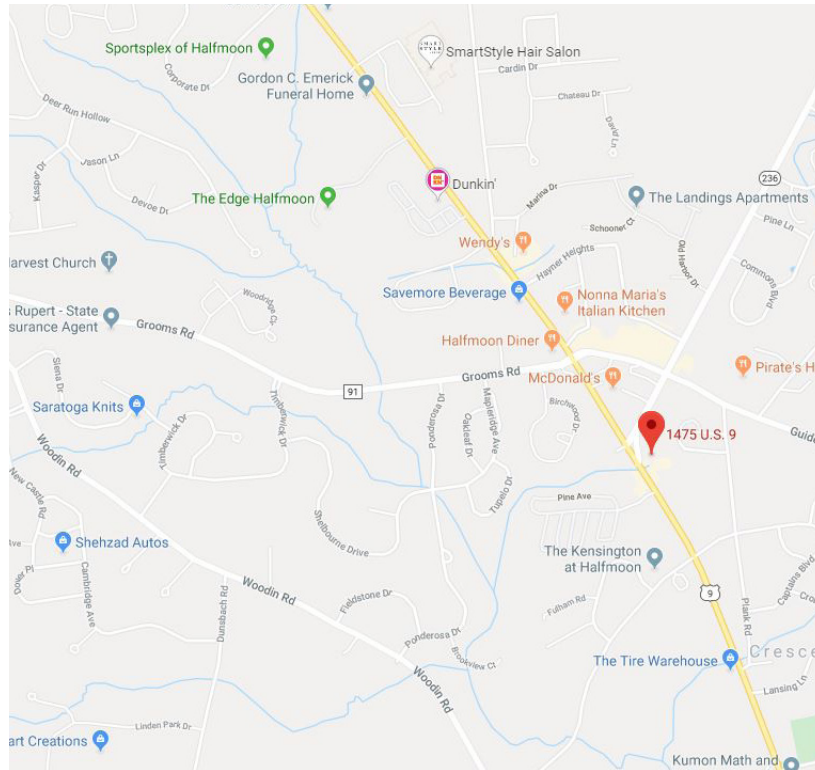
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Building Information

Total SF:	4,010 SF
Retail SF:	4,010 SF
Zoning:	C-1 Commercial
Acres:	1.47
Parking:	90 Private
Ceiling Height:	9 ft.
Water:	Municipal
Sewer:	Yes
Construction:	Frame
Roof:	Rubber
Condition:	Very Good

Directions

Northway to Exit 8A, East on Grooms Rd. to Rt. 9 then South on Rt. 9 to 1475 on the left just past Rt. 236 and traffic light. Property opposite of Walgreens.