



Lot Size Square Feet: 7,405
Building Available SQFT: 4,000
Business Name: Patricelli's Deli
Enhanced Accessible Y/N: Yes
Lot Size Acres: 0.17
Lot Size Dimensions: 130x75
Building Area Total: 4,000
Main Road Frontage: 130

Number Of Buildings: 1
Parking Y/N: Yes
Property Sub Type: Mixed Use
Stories: 1
Waterfront Y/N: No
Year Built: 1910
Zoning: Mixed

Public Remarks: Sale includes building, deli & catering business, laundromat, all equipment for both. Established by the current owner for over 30 years and still growing! The famous Patricelli Deli catering continues to proudly serve the Capital District. Located just steps from Washington Park in Historic Downtown Troy.

Agent to Agent Remarks: Same

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Accessibility Features: Accessible Kitchen; Accessible Sidewalks; Accessible Transportation or Bus; Customized Wheelchair Accessible Building Detail: Fire Sprinkler System Y/N: Yes; Fire Sprinkler Description: Entrances; Building Ceiling Height: 10; Office Available SQFT: 5,000; Retail Available SQFT: 5,000 Basement: Slab Interior Features: High Speed Internet Lot Features: Other Other Equipment: Other Other Structures: Shed(s) Parking Features: Parking Total: 12; Off Street; On Street; Private; Public Patio And Porch Features: Patio School District: Troy Security Features: Building Security; Closed Circuit Camera(s); Fire Sprinkler System Business Type: Mixed	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>4,000</td> <td>4,000</td> <td>10</td> </tr> <tr> <td>Office:</td> <td></td> <td>5,000</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>5,000</td> <td></td> </tr> </tbody> </table> Construction Materials: Block; Frame Architectural Style: Mixed Use Heating: Forced Air; Natural Gas Cooling: Central Air New Construction Y/N: No Roof: Rubber Sewer: Public Sewer Water Source: Public		Total SqFt	Avail SqFt	Ceilings	Building:	4,000	4,000	10	Office:		5,000		Warehouse:				Retail:		5,000		Parcel Number: 381700 100.84-4-2 County: Rensselaer City/Municipality: Troy Geo Lat: 42.723031 Geo Lon: -73.693746 Current Use: Other Possible Use: Mixed; Office Plus; Office/Retail; Restaurant; Retail; Tavern; Tavern Plus; Other Owner Name: Patricelli Properties LLC Tax Annual Amount: \$6,924 Tax Block: 4 Tax Lot: 2.000 Tax Section: 100.84 Total Taxes Description: Actual Sale Includes: Business & Building Tenant Pays: Other
	Total SqFt	Avail SqFt	Ceilings																			
Building:	4,000	4,000	10																			
Office:		5,000																				
Warehouse:																						
Retail:		5,000																				
Listing Office Info	Listing/Contract Information	Sale Information																				
Listing Member: Dean W Heer (7126) License #: 33HE0771301 Phone: 518-365-4469 Email: deanheer@heerrealty.com Listing Office: Heer Realty, Inc. (o591B) Office Phone: +1 518-272-4500 Fax: +1 518-272-1582	Days On Market: 0 Depository: Pioneer List Price/Acres: 5,087,647.06 List Price/SqFt: 216.22 Listing Agreement: Exclusive Right To Sell Listing Contract Date: 09/26/2024 Expire Date: 03/26/2025 Original List Price: \$864,900	Status Change Date: 09/26/2024 Possession: At Closing																				
Showing Information																						
Owner Name: Patricelli Properties LLC Showing Requirements: Call Listing Agent; Showing Service																						

Directions: Corner of 2nd Street and Adams St