

**FOR  
SALE**

# 1975 CENTRAL AVE

ALBANY, NEW YORK 12205

## ***FARMER BOY DINER FOR SALE***



### **+/-4,380 SF TURNKEY DINER**

BUILDING COMES COMPLETE WITH ALL EQUIPMENT AND FIXTURES  
ONE HUNDRED-FORTY (140) SEAT CAPACITY  
ADJACENT TO APPROVED TESLA SALES, REPAIR, & SERVICE CENTER  
FIFTY (50) VEHICLE ON-SITE SURFACE PARKING LOT  
GREAT VISIBILITY ALONG CENTRAL AVENUE WITH OVER 42,000 ADTV  
INCLUDES THREE (3) WALK IN COOLERS & TWO (2) WALK IN FREEZERS  
FULL BASEMENT OFFERS GREAT STORAGE & EXPANSION OPPORTUNITY  
BUILT IN 1990  
PROEPRTY INCLUDES 191 FEET OF FRONTAGE ON CENTRAL AVENUE  
+/- .85 ACRE LOT OFFERS GREAT REDEVELOPMENT POTENTIAL  
PRICED SIGNIFICANTLY BELOW REPLACEMENT COST

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
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(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

**KYLE J. BRADLEY, CPA**  
NYS Licensed Associate Real Estate Broker  
(845) 325-1568 mobile  
KBradley@CarrowRealEstate.com

**FOR SALE**  
**\$989,000**  
\$225 PSF



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## EQUIPMENT LIST

- NUMEROUS OVENS & STOVES
- PIZZA OVEN
- MEAT GRINDER
- CHARCOAL GRILL
- TWO (2) FRYERS
- TWO (2) FLAT TOP GRILLS
- DELI STATION
- DISH WASHER AND 10+ RACKS
- STEAM TABLE
- HOT WATER BOOSTER
- ICE MACHINE



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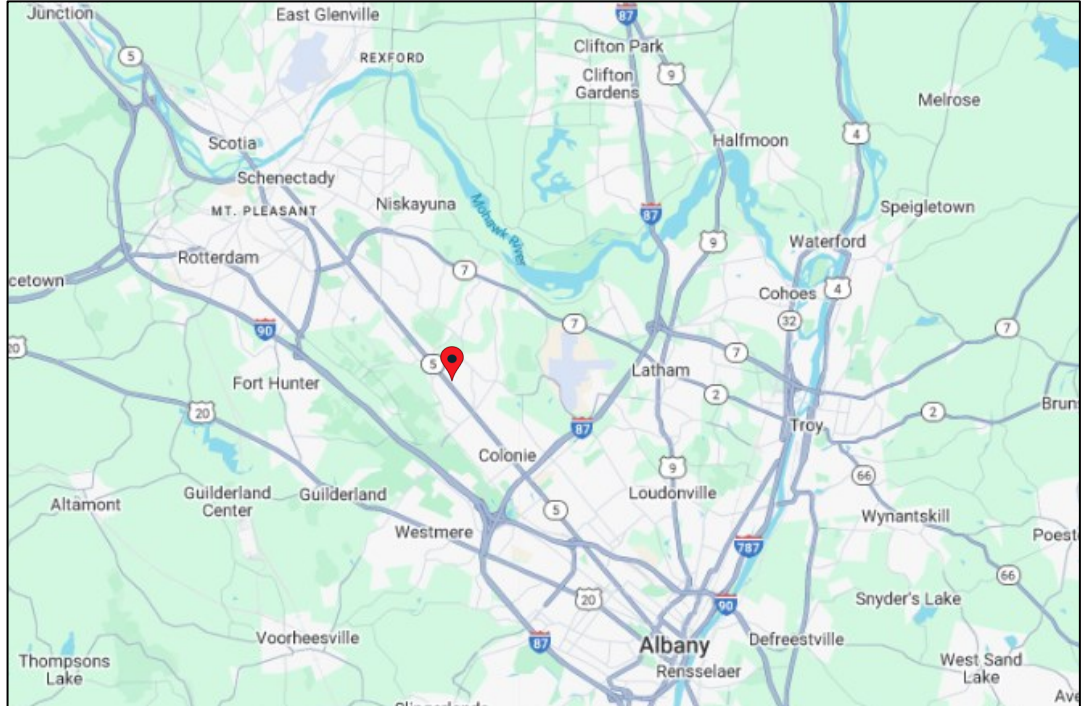


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## LOCATION



## TAX MAP



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RESTAURANT



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## KITCHEN



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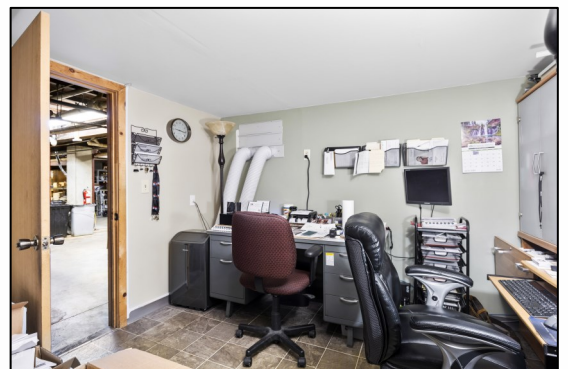
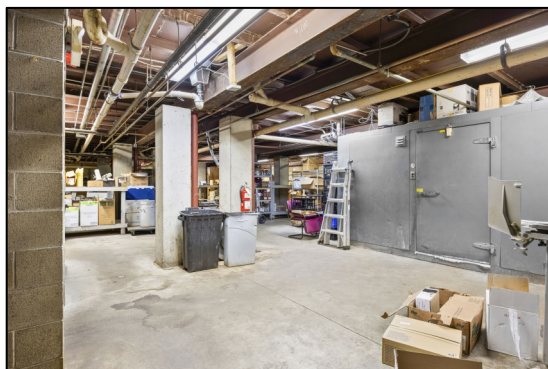


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## BASEMENT



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**EXTERIOR  
PHOTOS**



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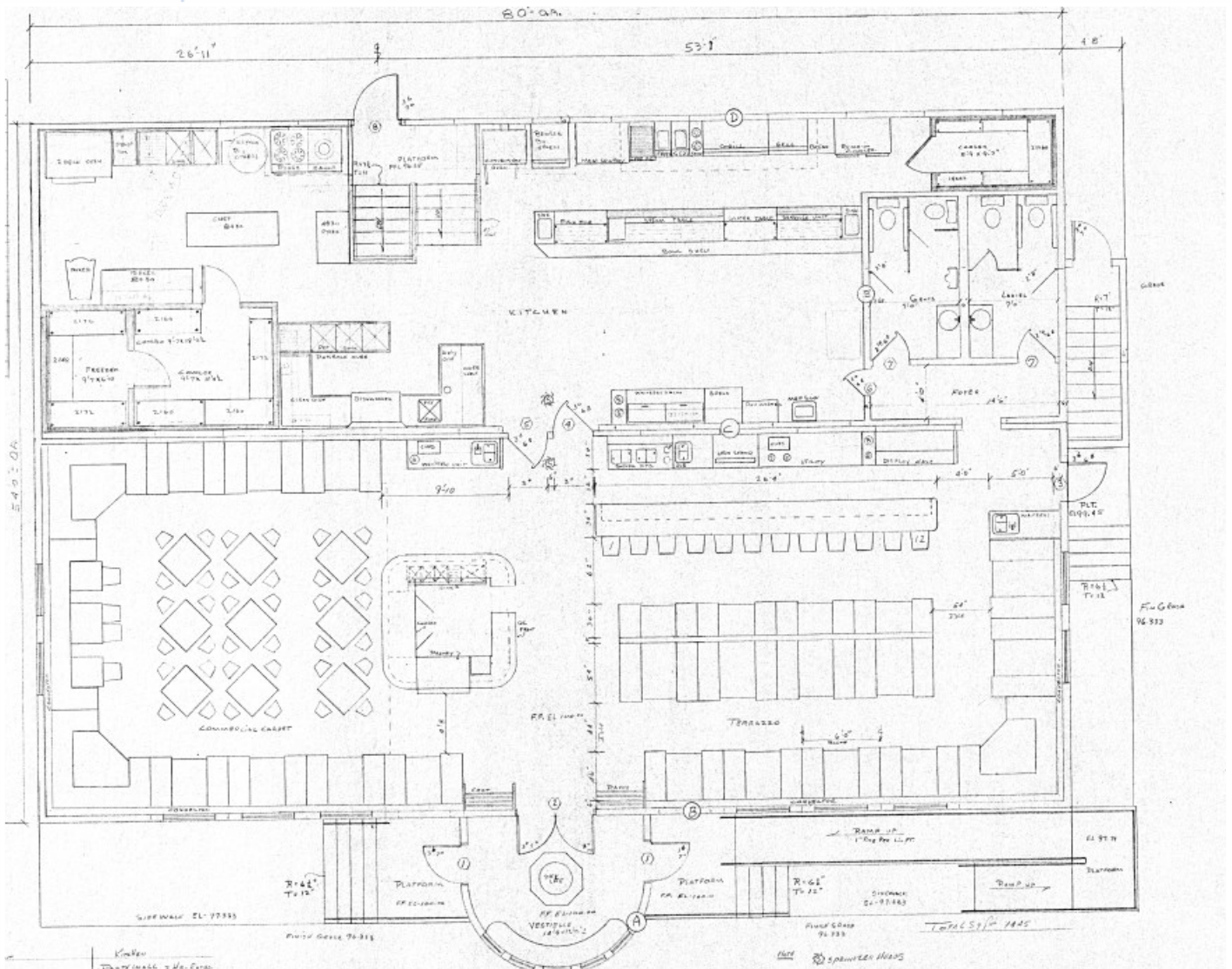
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## RESTAURANT FLOORPLAN



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not more than 60 feet in length.  
shall be placed in lifts and compacted  
fill shall be done by a qualified

will be in accordance with ACI Standard 318-83.  
length of 3,000 gal at 28 days (U.O.W.)

Architectural floor plan of a building, likely a school or institutional structure, showing various rooms, corridors, and a large central hall. The plan includes dimensions, room labels, and notes. A note in the top left corner states: "not more than 60 feet in length. shall be placed in lifts and compacted fill shall be done by a qualified". Another note in the top right corner states: "will be in accordance with ACI Standard 318-83. length of 3,000 gal at 28 days (U.O.W.)". The plan shows a large central hall with a curved section at the bottom. Rooms are labeled with dimensions and some are marked as "UNEX. COMP. FILL". A large curved area at the bottom is labeled "7' x 14' Room". The plan also shows a "STAIRS" area and a "RESTROOM" area. The overall dimensions of the building are 21'-10 1/2" by 77'-2".



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