

# Turnkey Restaurant for Immediate Lease

## Downtown Albany, New York



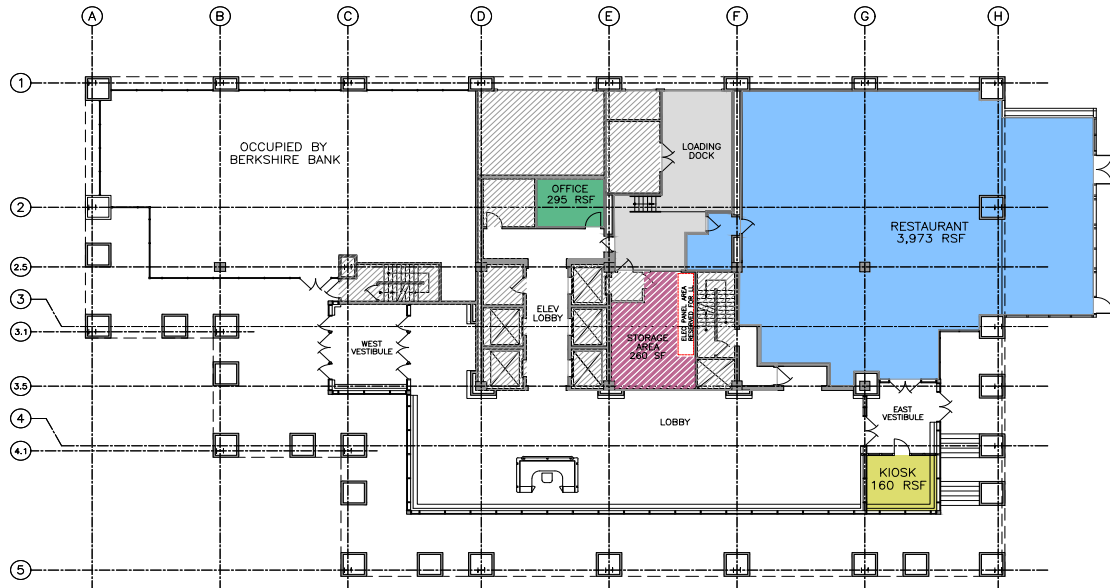
### Kitchen/Bar Equipment and Furniture Included!



- **Located in the heart of downtown in a major high rise office building:** 30 South Pearl Street.
- **Seating capacity:** 100 restaurant, 40 bar, 60 patio.
- **EasyWalking distance from five hotels, 1,000 rooms;**  
**MVP Arena 500,000+ annual attendance;**  
**Albany Capital Center** conference facility drawing 100,000+ annual visitors.
- **Dinner** - Fast-growing downtown residential population, business meetings, conventioners, hotel guests.
- **Lunch** - downtown employees, clients and visitors.
- **Catering opportunities** - Numerous thriving surrounding businesses.
- **Kiosk** – Take-out, breakfast, lunch business from highly visible and accessible street location.
- **Outdoor Patio** – Large, fresh air, urban ambiance for lunch, dinners, drinks and music under the stars.

- **Many Nearby Parking Options.**

- **Extra Value -**  
Includes furnishings, fully equipped kitchen and bar, custom built wine cooler: move-in with minimal investment!



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