

1028 Route 146 Clifton Park, NY 12065



Rich Carr

Broker / Owner

New York Appraisal License #10491207486

New York Real Estate License #NY

📞 Mobile (518) 488-2434

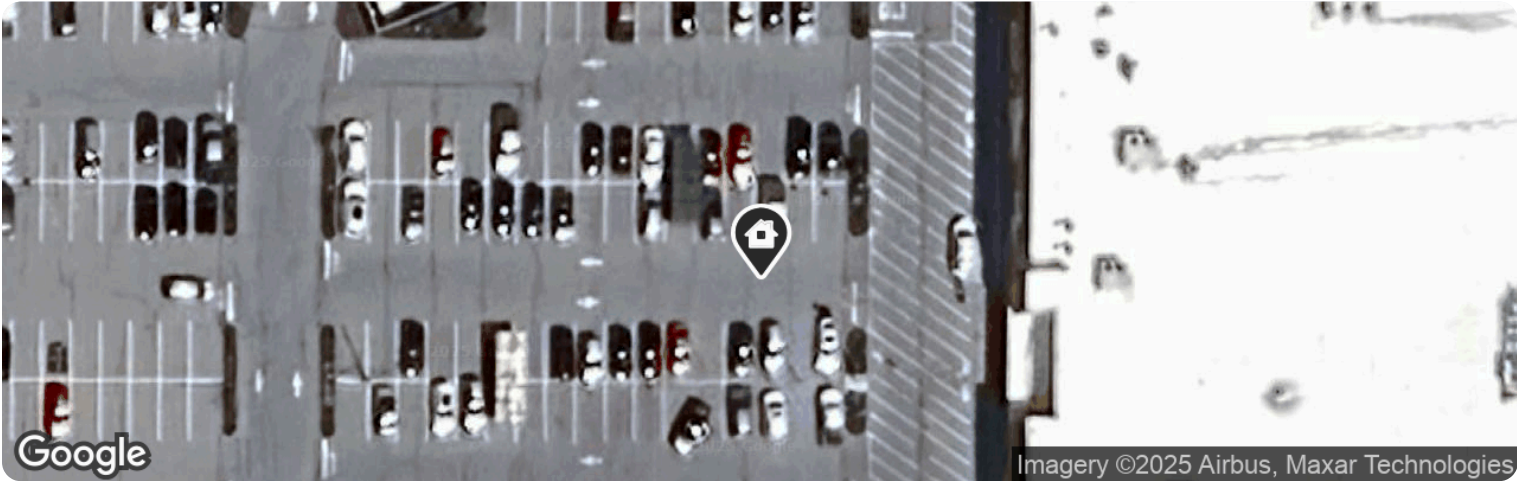
📠 (518) 874-5150

✉ richc1976@gmail.com

🌐 www.carrrealestategroupllc.com



Carr Real Estate Group



NEW Active / For Lease • New, Active: 6/27/2025

Lease Price

\$199,900

Active Date 6/27/2025 Listing ID 202520638

Lease Price

\$199,900

Lease Price / sq ft \$7



Commercial

Type



05 - COMMER

Zoning



30,040

Sq Ft

Basic Facts

Type

Commercial

Subtype

Miscellaneous

Days in RPR

10

Year Built

1975

Price by SqFt

\$7 per sq ft

Zoning

05 - COMMERCIAL

Land Use

Neighborhood: Shopping Center

General Use

Shopping Center Or Mall

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Property Information

Description

Incredible Opportunity to Own a Beloved Clifton Park Restaurant! Entrepreneurs and restaurateurs—don't miss this rare chance to own Antipasto's Bistro, a thriving and well-established restaurant with 29 years of success and a loyal, growing customer base. Perfectly positioned in one of Clifton Park's busiest shopping centers with traffic counts exceeding 40K vehicles per day, this turnkey operation is fully equipped and ready for a seamless transition. Known for its signature vegetarian-Mediterranean cuisine and curated wine selection, Antipasto's offers a unique dining experience that sets it apart. The restaurant comfortably seats up to 50 guests, with potential for outdoor seating to further boost capacity. Additional revenue opportunities include expanding hours- launching catering!

Investment Details

Owner Paid Features	Cable Tv, Gas, Internet, Electricity	Tenant Paid Features	Management, Heat, Internet, Hot Water, Cable Tv, Telephone, Electricity, Gas
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Lease Details

Lease Option	No	Lease Price	\$199,900
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Property Features

LISTING			
Potential Use	"Business","Restaurant","Retail","Sub-Lease"	Construction Features	Brick, Stucco
Lot Size Dimensions	500.1 FF	Floor	Tile, Ceramic, Laminate
Heating	Forced Air, Natural Gas	Utilities	Circuit Breakers, Three Phase
Parking Spaces Total	150	Building Sqft	30,040 sq ft
PUBLIC			
Building Quality	C	Building Condition	Average
Number of Buildings	4	Amenities 1	Fire Sprinkler
Lot Size Sqft	350,222 sq ft	Lot Size Frontage Ft.	500
Lot Size Acres	8.04 acres	Building Sqft Est.	146,250 sq ft

Property Features

PUBLIC			
Building Sqft	30,040 sq ft	Neighborhood Code	24520
Water	Well	Sewer	Municipal
Building Perimeter	746	Canopy/Awning	4050, 840
Asphalt Paving	000122000		

Tenants

Tenant/Contact	Suite/Unit	Move-in Date	Business Type	Business Start Date
New Shing Fung Chinese Restaurant Inc	#500	–	Restaurants & Food Services	1/30/2018
Antipasto's Inc	Ste 400	–	Restaurants & Food Services	5/24/1998
Thuan Phu Nguyen	Ste 700	–	Personal services (barbers, salons, spas, gyms)	–
Dollartree 8488	–	–	–	–
Jacks Liquors Inc	–	–	Wine & Liquor Stores & Imports	4/23/2014
Market 32 by Price Chopper #250	–	–	Grocery, Supermarket	6/28/2024
Sun Cleaners Mike Jung, Officer (518) 371-8333	–	–	Cleaning & Janitorial Services	–
Trustco Bank	–	–	Financial Bldg (Bank; S&L; Mtge; Loan; Credit)	–
Walgreens 784	–	–	Chain Drug Store	–

1028 Route 146, Clifton Park, NY 12065

Location Details

Directions to Property	Rt 146 west to left into Clifton Park Plaza, Antipasto's near Wine And Spirits.	Cross Streets	Vischer Ferry Rd
Location Features	Level		

Legal Description

Parcel Number	412400 271.-1-21	Tax ID	5 J01800
County	Saratoga County	Zoning	05 - COMMERCIAL
City/Municipality/Township	CLIFTON PARK	Census Tract	360910625.092010
Carrier Route	R025	Abbreviated Description	LOT:21.000 BLK:1 SEC:271.00 DIST:412400 CITY/MUNI/TWP:CLIFTON PARK
FIPS Parcel Number	36091412400 271.-1-21	Building sqft Estimate	146,250
General Use	Shopping Center Or Mall	Overall Use	RETAIL
Current Use	Business		

Owner Facts

Owner Name (Public)	WRJ ASSOCIATES LLC	Owner Name (Listing)	WRJ ASSOCIATES LLC
Mailing Address	20 Corporate Woods Blvd Albany NY 12211-2396	Mail Care-Of Name	Nigro Companies; Clifton Park Assoc Llc
Vesting	Company/Corporation	Number of Tenants	9
Tenants Average Days In Business	11 years and 243 days		

Financial Details

Adjusted Prop. Value	\$15,790,000	New Applicant Underwriting Score	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Property Use Reliability Score	1
Financial Risk Score	27	Property Use Risk Score	C

Financial Details

Local Area Credit Risk Score	A	Special Risk Characteristics	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK
Questionable Tax Square Footage	X		

Listing History

Current Records

Change Date	Description	Price	Change %
6/28/2025	New Listing	\$199,900.00	

Public Record History

Tax

Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$430,000	\$430,000	\$430,000	\$430,000	\$430,000
Assessed Value - Improvements	\$5,412,300	\$5,412,300	\$5,412,300	\$5,412,300	\$5,412,300
Total Assessed Value	\$5,842,300	\$5,842,300	\$5,842,300	\$5,842,300	\$5,842,300
Assessor Market Value Year	2024	2023	2022	2021	2020
Assessor Market Value - Land	\$1,162,162	\$1,102,564	\$934,783	\$843,137	\$843,137
Assessor Market Value - Improvements	\$14,627,838	\$13,877,692	\$11,765,869	\$10,612,353	\$10,612,353
Total Assessor Market Value	\$15,790,000	\$14,980,256	\$12,700,652	\$11,455,490	\$11,455,490
Tax Rate Code Area	412402	412402	412402	412402	412402
Total Tax Amount	\$251,572	–	–	–	–
Tax Account ID	5 J01800	5 J01800	5 J01800	5 J01800	5 J01800

Public Record History

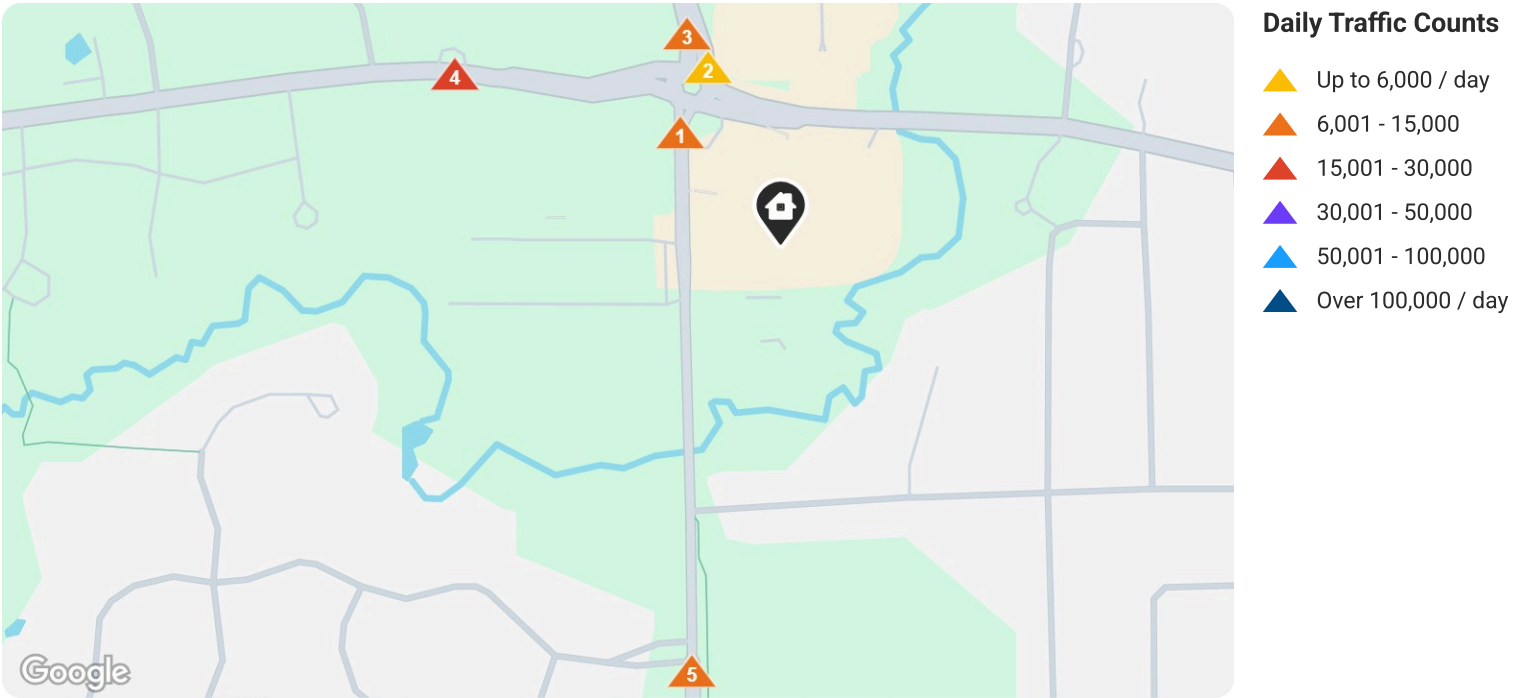
Distressed

Recording Date	8/6/2015
Document Type Code	Notice of Lis Pendens
Trustee Sales #	64336
Trustor Borrower 1	WRJ ASSOCIATES LLC
Case #	00000002316
Current Beneficiary	VAN VRANKEN ASSOCIATES
Source	P

Listing Details

Listing ID	202520638	Listing Source	Global MLS, INC
Possession	"Negotiable","At Closing"	Legal	LOT:21.000 BLK:1 SEC:271.00 DIST:412400 CITY/MUNI/TWP:CLIFTON PARK

Traffic Counts



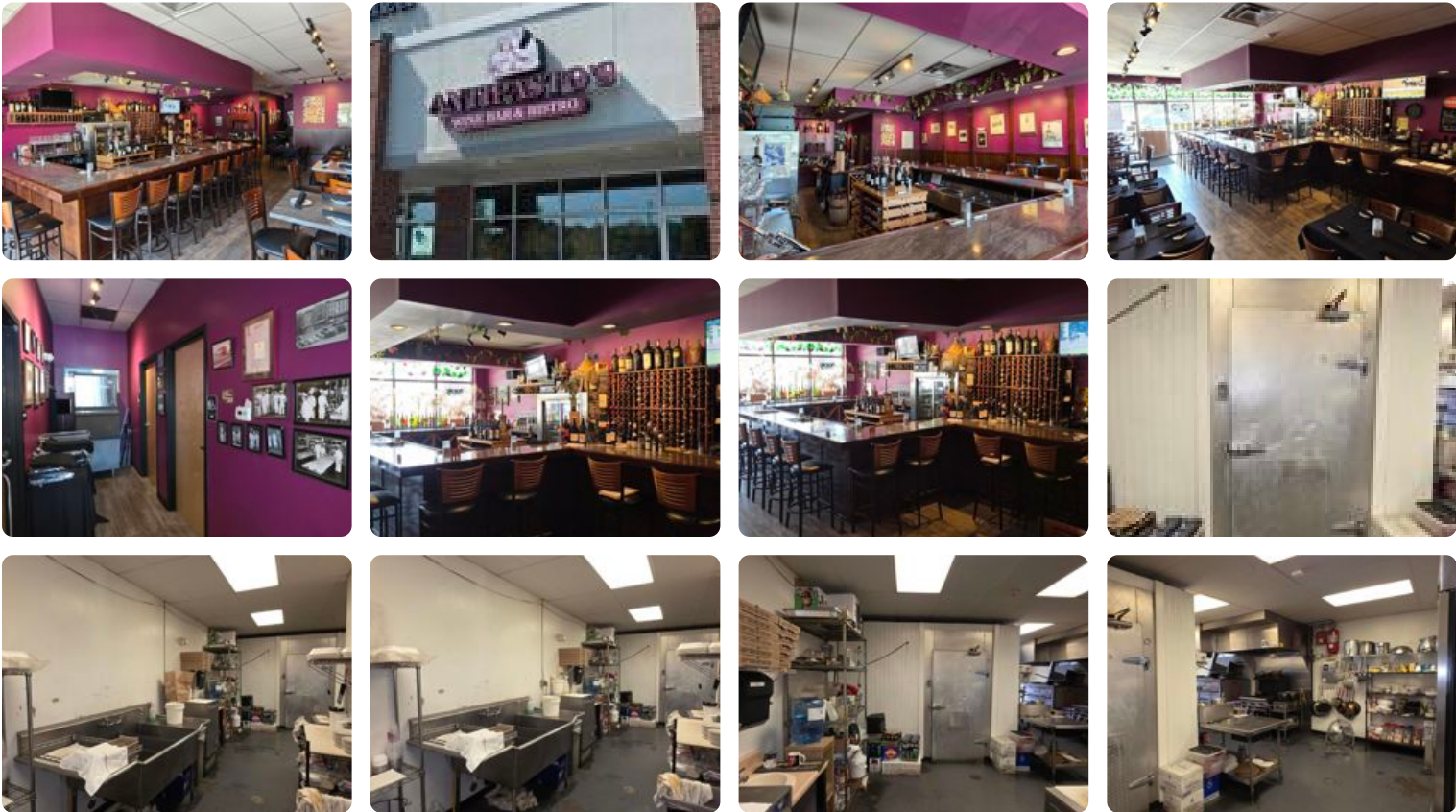
Traffic Counts within 1 mile by Proximity

<div><div>1</div><div>9,060</div></div> <div>Vischer Ferry Road</div> <div>2024 Est. daily traffic counts</div> <div>Cross: State Hwy 146</div> <div>Cross Dir: N</div> <div>Distance: 0.02 miles</div> <div>Historical counts</div> <table><tr><th>Year</th><th><div>▲</div></th><th>Count</th><th>Type</th></tr><tr><td>2018</td><td><div>▲</div></td><td>9,156</td><td>AADT</td></tr></table>	Year	<div>▲</div>	Count	Type	2018	<div>▲</div>	9,156	AADT	<div><div>2</div><div>1,861</div></div> <div>Vischer Ferry Road</div> <div>2024 Est. daily traffic counts</div> <div>Cross: State Hwy 146</div> <div>Cross Dir: S</div> <div>Distance: 0.09 miles</div> <div>Historical counts</div> <table><tr><th>Year</th><th><div>▲</div></th><th>Count</th><th>Type</th></tr><tr><td>2021</td><td><div>▲</div></td><td>1,819</td><td>AADT</td></tr><tr><td>2018</td><td><div>▲</div></td><td>1,951</td><td>AADT</td></tr></table>	Year	<div>▲</div>	Count	Type	2021	<div>▲</div>	1,819	AADT	2018	<div>▲</div>	1,951	AADT	<div><div>3</div><div>10,652</div></div> <div>Vischer Ferry Road</div> <div>2024 Est. daily traffic counts</div> <div>Cross: –</div> <div>Cross Dir: –</div> <div>Distance: –</div> <div>Historical counts</div> <table><tr><th>Year</th><th><div>▲</div></th><th>Count</th><th>Type</th></tr><tr><td>2018</td><td><div>▲</div></td><td>10,685</td><td>AADT</td></tr></table>	Year	<div>▲</div>	Count	Type	2018	<div>▲</div>	10,685	AADT	<div><div>4</div><div>15,137</div></div> <div>State Hwy 146</div> <div>2024 Est. daily traffic counts</div> <div>Cross: Vischer Ferry Rd</div> <div>Cross Dir: E</div> <div>Distance: 0.16 miles</div> <div>Historical counts</div> <table><tr><th>Year</th><th><div>▲</div></th><th>Count</th><th>Type</th></tr><tr><td>2006</td><td><div>▲</div></td><td>15,280</td><td>AADT</td></tr><tr><td>2000</td><td><div>▲</div></td><td>16,800</td><td>AADT</td></tr><tr><td>1999</td><td><div>▲</div></td><td>16,500</td><td>AADT</td></tr><tr><td>1997</td><td><div>▲</div></td><td>16,100</td><td>AADT</td></tr><tr><td>1996</td><td><div>▲</div></td><td>13,800</td><td>ADT</td></tr></table>	Year	<div>▲</div>	Count	Type	2006	<div>▲</div>	15,280	AADT	2000	<div>▲</div>	16,800	AADT	1999	<div>▲</div>	16,500	AADT	1997	<div>▲</div>	16,100	AADT	1996	<div>▲</div>	13,800	ADT	<div><div>5</div><div>8,379</div></div> <div>CR 90</div> <div>2024 Est. daily traffic counts</div> <div>Cross: Gloucester St</div> <div>Cross Dir: N</div> <div>Distance: 0.01 miles</div> <div>Historical counts</div> <table><tr><th>Year</th><th><div>▲</div></th><th>Count</th><th>Type</th></tr><tr><td>2021</td><td><div>▲</div></td><td>8,426</td><td>AADT</td></tr></table>	Year	<div>▲</div>	Count	Type	2021	<div>▲</div>	8,426	AADT
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AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates

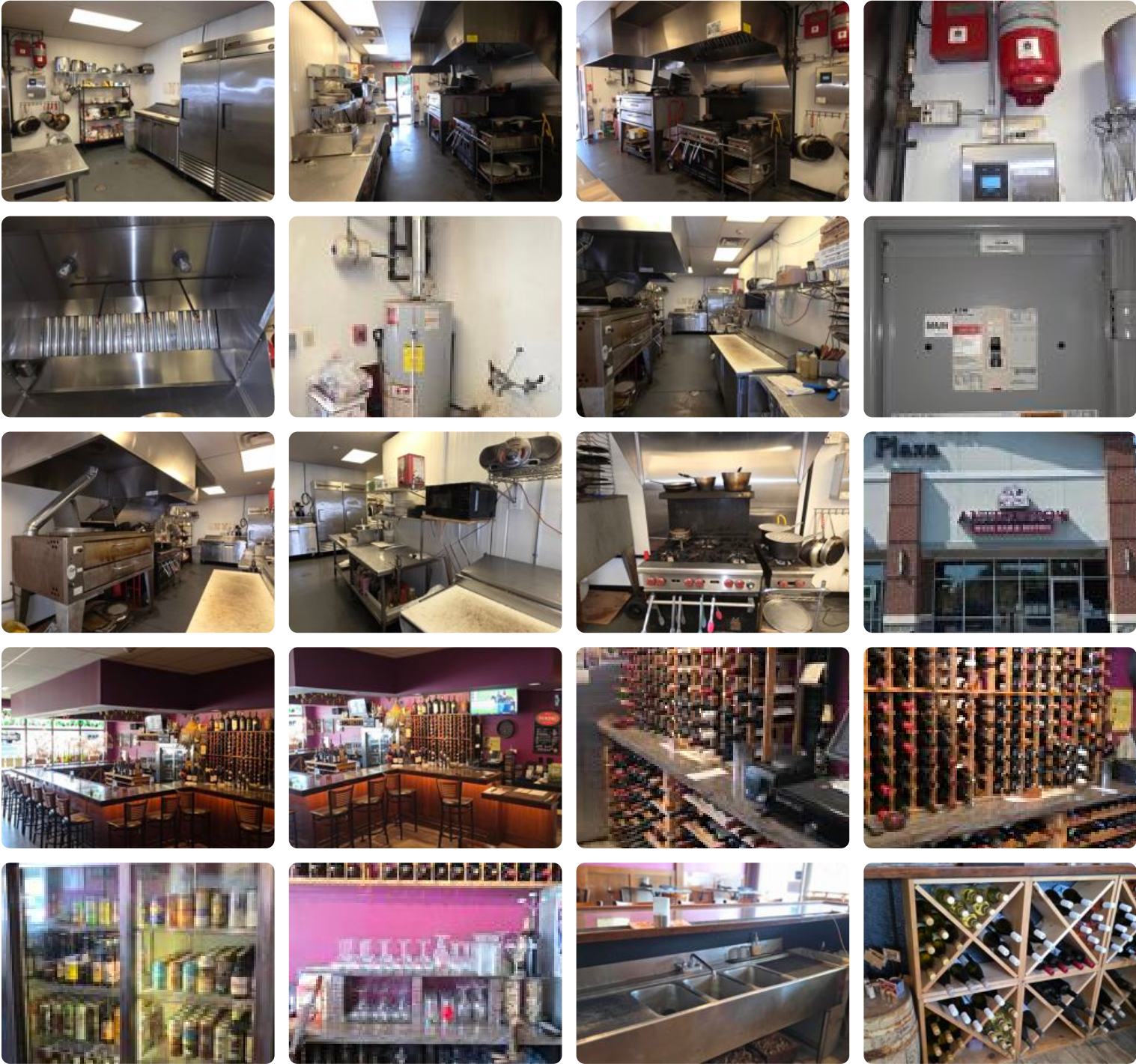
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Listing Photos



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☎ (518) 371-8334
✉ info@northwaytitle.com
🌐 <http://NorthwayTitle.com>
805 Route 146
Clifton Park, NY 12065

Homestead Funding

Sherri Wade
Work: (518) 280-0271
1707 Route 9
Clifton Park, NY 12065

Carr's Contracting 7 Services

Rich Carr
Owner
Work: (518) 488-2434
79 Blue Jay Way
Rexford, NY 12148

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