

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

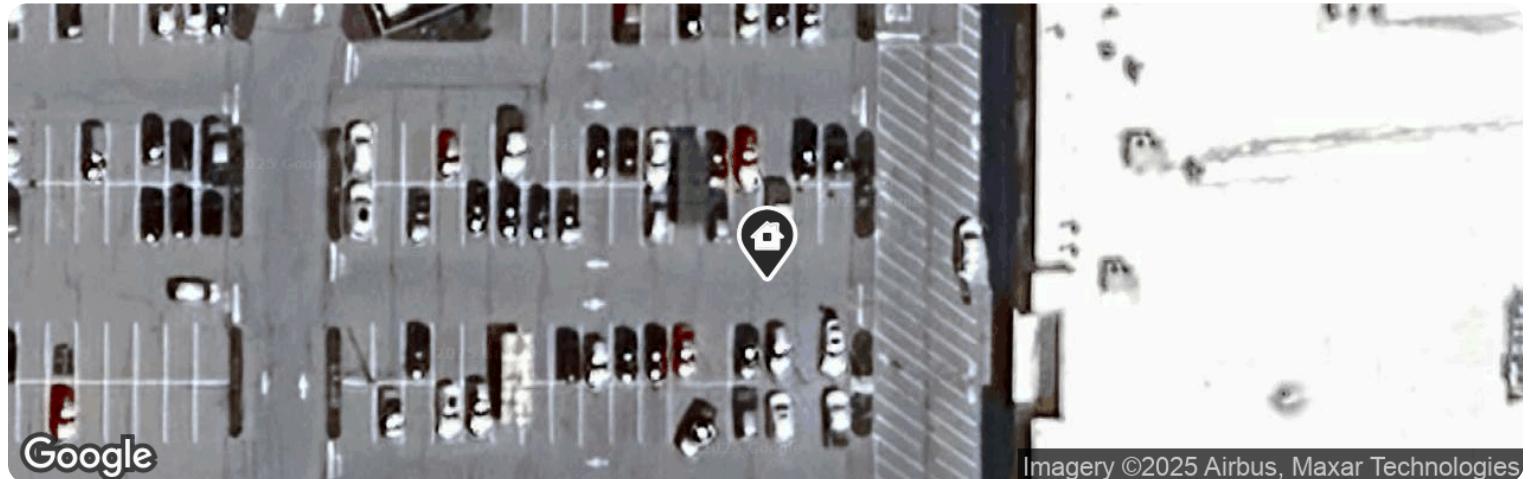
📠 (518) 874-5150

✉️ 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 - COMMERCIAL

Zoning



30,040

Sq Ft

Basic Facts

Type

Price by SqFt

Commercial

\$7 per sq ft

Subtype

Zoning

Miscellaneous

05 - COMMERCIAL

Days in RPR

Land Use

10

Neighborhood: Shopping Center

Year Built

General Use

1975

Shopping Center Or Mall

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

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 |
|---------------------|--------------------------------------|----------------------|--|

Lease Details

| | | | |
|--------------|----|-------------|-----------|
| Lease Option | No | Lease Price | \$199,900 |
|--------------|----|-------------|-----------|

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 | – |

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/Town ship | 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 |

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

1 9,060

Vischer Ferry Road

2024 Est. daily traffic counts

Cross: State Hwy 146

Cross Dir: N

Distance: 0.02 miles

Historical counts

Year ▲ Count Type

2018 ▲ 9,156 AADT

2 1,861

Vischer Ferry Road

2024 Est. daily traffic counts

Cross: State Hwy 146

Cross Dir: S

Distance: 0.09 miles

Historical counts

Year ▲ Count Type

2021 ▲ 1,819 AADT

2018 ▲ 1,951 AADT

3 10,652

Vischer Ferry Road

2024 Est. daily traffic counts

Cross: –

Cross Dir: –

Distance: –

Historical counts

Year ▲ Count Type

2018 ▲ 10,685 AADT

4 15,137

State Hwy 146

2024 Est. daily traffic counts

Cross: Vischer Ferry Rd

Cross Dir: E

Distance: 0.16 miles

Historical counts

Year ▲ Count Type

2006 ▲ 15,280 AADT

2000 ▲ 16,800 AADT

1999 ▲ 16,500 AADT

1997 ▲ 16,100 AADT

1996 ▲ 13,800 ADT

5 8,379

CR 90

2024 Est. daily traffic counts

Cross: Gloucester St

Cross Dir: N

Distance: 0.01 miles

Historical counts

Year ▲ Count Type

2021 ▲ 8,426 AADT

AADT - Annual Average Daily Traffic

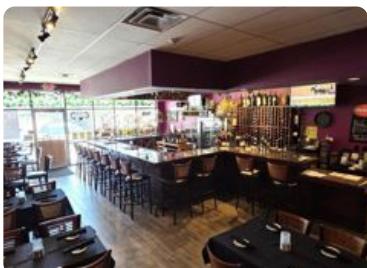
ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Listing Photos



Photos

Listing Photos



Photos

Listing Photos



Historical Photos



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



RPR®

Ancillary Services

Northway Title

Work: (518) 371-9005

✉ (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

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.