

FOR SALE

1118 Broadway

Menands, NY 12204



PROPERTY INFO

- Situated just off Route 32 in Menands, minutes from downtown Albany with easy highway access.
- Turnkey setup for bar, lounge, or club use.
- Recently renovated interior with VIP lounge, stage areas, lighting systems, and bar infrastructure.
- Offers a flexible interior footprint with multiple seating zones, private rooms, and potential for expansion or reconfiguration.
- Dedicated on-site parking for customers and staff—rare for the area.
- Positioned in a business-friendly zone, with potential for a wide range of uses (subject to local approval).

2025 Demographics

	1 Miles	3 Miles	5 Miles
Population	9,135	98,520	206,503
Average HH Income	\$74,032	\$85,412	\$97,619
Est. Adj. Daytime Demographics (16+)	13,178	108,204	187,620

BUILDING SIZE

- 3,106 SF

PRICING

\$699,000

Doug Morabito
Licensed Real Estate Broker

Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker



Value...through performance

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