

FOR
LEASE

TAP ROOM ON BUSY SOLANO AVENUE ±1,523 SF TURNKEY — FULLY BUILT-OUT HIGH PEDESTRIAN TRAFFIC 1122 SOLANO AVE ALBANY CA 94706



NEW LEASE DIRECT WITH LANDLORD — NO 'KEY MONEY'!

Positioned in the high foot traffic portion of Lower Solano Ave, this fully built out Tap Room and is ready for immediate occupancy. The space breaks out into ±1,133 SF on the ground floor and ±390 SF of useable mezzanine area with additional seating.

Main features include:

- Large walk-in refrigerator
- 10-Tap keg system
- Dishwasher / washing station
- 17-foot ceilings
- ADA compliant restroom
- Updated lighting
- Polished floors

In the heart of the [Lower Solano District](#), close to [Albany Theater](#). Neighbors include [Little Star Pizza](#), [Zaytoon Mediterranean](#), [Mr. Dewie's](#), [Boss Burger](#), [Ale Tales](#) and [much more](#). One Block from San Pablo Ave with easy access to both I-580 and I-80 freeways.

PHOTOS
DEMOGRAPHICS
AREA BUSINESS

STREET VIEW
SATELLITE
MAP

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\$5,000
MONTHLY GROSS