



Housing &
Beautification



Safety &
Comfort



Inter-
connection



Economy &
Culture



Recreation &
Public Space



Rehabilitate a Vacant Building into Restaurant and Housing at 23rd Street and 6th Avenue



Project Location
601 23rd St.

Project Type
Redevelopment/
Renovation

Project Sponsor
Ghulam All Azrakhsh

Property Ownership
Ghulam All Azrakhsh

Total Project Cost
\$600,000

NY Forward Request
\$400,000

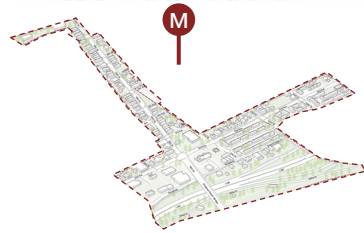
Sponsor Match
33%

Project Overview

The project will rehabilitate and adaptively reuse a long-vacant building as a mixed-use property with restaurant, a neighborhood specialty market and food business, on the first floor and two apartments on the second floor. The approximately 3,400-square-foot project will include a small commercial kitchen for culturally diverse food preparation and catering. Improvements will include interior renovations, building-system and code upgrades, storefront reconstruction, façade rehabilitation, and energy-efficiency improvements. The project will restore historic mixed-use character, establish a locally owned business, expand housing, and improve the streetscape along 23rd Street and 6th Avenue.

Comments

Rehabilitate a Vacant Building into Restaurant and Housing at 23rd Street and 6th Avenue



610 23rd St.

Existing Site Conditions

The former Geno's Italian Sausage building has been vacant for several years, with boarded storefronts, deteriorated masonry, aging windows, and interior spaces requiring substantial rehabilitation. Despite its condition, the building retains significant historic character including brick masonry, decorative cornice work, traditional storefront elements, and interior columns.

Capacity & Partners

Project sponsor has demonstrated both commitment and capacity by acquiring the property, developing a comprehensive mixed-use redevelopment concept, engaging architectural assistance, coordinating with the city on zoning and regulatory requirements, and securing approximately \$200,000 in owner/private funds to support implementation.

Alignment with Vision & Goals

The project advances Watervliet's NY Forward goals by reactivating a vacant historic storefront, creating a new locally owned business, adding two residential units, and strengthening walkability. The adaptive reuse project supports downtown revitalization through historic preservation, housing creation, small business development, and streetscape improvements.

Readiness & Timeframe

The property was acquired in 2023, redevelopment planning and architectural designs have been completed, and zoning approvals are currently underway. The project is expected to move through financing and approvals within the first six months, with construction anticipated between 9 and 24 months.

Project Category



Redevelopment /
Renovation

Project Size



Medium

NYF Funds Requested



\$400,000



Above: Conceptual rendering of proposed renovations



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