



Commercial Real Estate

Ted's Fish Fry buys its Wolf Road real estate and adjacent property

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The Ted's Fish Fry on Wolf Road is located adjacent to a Pizza Hut.

DONNA ABBOTT-VLAHOS | ALBANY BUSINESS REVIEW



By Michael DeMasi – Reporter, Albany Business Review
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The owners of Ted's Fish Fry bought the real estate where the business is located on Wolf Road in Colonie and the adjacent property leased to Pizza Hut.

The parcels at 203 and 203A Wolf Road cost a combined \$2.05 million, according to deeds filed in the Albany County clerk's office.

Pioneer Bank loaned \$1.3 million to the buyer, 203 Wolf Road LLC.

Deanna M. Deeb, a co-owner of Ted's Fish Fry, signed the mortgage.

"Buying the real estate for the restaurants is always something we would like to do," said Bill Deeb, who runs the longstanding business with his sister, Deanna, and their father, S.K.

Ted's Fish Fry has been a mainstay in the Albany region since 1949, when it was started by S.K. Deeb's father, Ted, at 447 3rd Ave. in Watervliet.

Other than the original location in Watervliet and the one on Wolf Road, Ted's Fish Fry has shops in Albany, Latham, Halfmoon and Brunswick.

The shop in Troy's Lansingburgh neighborhood closed in 2022.

With the purchase on Wolf Road, Ted's Fish Fry now owns all of the real estate for its shops except for 1663 Route 9 in Halfmoon.

The Wolf Road parcels were sold by Bombay Realty Corp. in Mechanicville. The deeds were signed by Lisa Evans.

The opportunity to buy came from Evans and her sister, Julie Harris. Their father, John R. Milanese, developed the Wolf Road properties among other commercial sites in the region during his long real estate career. He died in 2018 at age 93.

"They're family friends to us, so I think they felt their father would want for us to have that opportunity if they were to ever part ways with the land," Deeb said. "We've had a great relationship with them. They've been great landlords. I think they're excited to see that young generation come in and continue their father's legacy."

Ted's struggled during the worst of the pandemic due to staffing shortages that impacted many businesses, but Deeb said conditions have improved. After closing the shop in Lansingburgh, all but two of the employees (they were high school students) got shifts at the other locations.

"Things are starting to fall into place where they're supposed to be," Deeb said. "We've had a lot of employees stick around for many years, but it was hard for a good two, three years. Nobody wanted to come into work. Nobody was applying."

Deeb, 39, is happy to be carrying on the third generation of Ted's Fish Fry with his sister. Their goal is to grow the business.

"There's no specific location right now, but we are putting feelers out there," he said.

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