FOR SALE

3,600 SF Bar & Restaurant

1213 Ridge Rd, Lackawanna, NY 14218



- · Turn Key Bar and Restaurant
- · Off street parking
- · Very visible location
- · Longstanding neighborhood spot along a high-traffic commercial corridor
- · Surrounded by residential neighborhoods and steady local traffic
- List price \$299,000





EQUAL HOUSE

Richard Wadsworth

Real Estate Salesperson

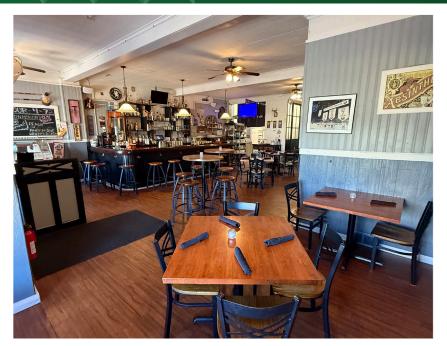
¹ 716.239.5764

RichardWadsworth@HannaCRE.com

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DEMOGRAPHICS:

| | 3- Miles | <u>5-Miles</u> | 10-Miles |
|--------------------|----------|----------------|----------|
| Population: | 83,333 | 177,561 | 587,603 |
| Households: | 36,361 | 79,316 | 254,653 |
| Average HH Income: | \$69,881 | \$69,720 | \$77,730 |

Average Daily Traffic Count: 14,247 Average Daily Traffic

