

**FOR SALE**

# Turnkey Restaurant/Bar

2265 Delaware Ave, Buffalo, New York 14216

**PRICE  
REDUCED**



## PROPERTY HIGHLIGHTS

- Fully turnkey bar/restaurant with many upgrades
- Solid brick construction, recently re-pointed
- Capacity 98 with additional outdoor seating
- Lots of charm, restored original hardwood floors and tin ceilings
- Large comfortable bar lounge, with separated dining area
- Generous covered outdoor patio with 40+ capacity
- Two spacious second floor apartments with living room, dining room and enclosed porch
- New electric service with separate utilities
- Dry full basement
- Great North Buffalo location, just South of Hertel Ave, North of the Scajaquada Expressway (Route 33)
- Great demographics and traffic counts
- **Price Reduced to \$665,000 (was \$680,000)**



**HANNA**  
COMMERCIAL REAL ESTATE

344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Gregory Zadrozny**  
Associate Real Estate Broker

716.830.8943

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**5** MILE  
DEMOGRAPHICS



POPULATION  
348,705



DAYTIME EMPLOYEES  
210,792



HOUSEHOLDS  
152,533



AVERAGE HH  
INCOME  
\$70,202

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