

**FOR SALE OR LEASE**

# 6,684± SF FORMER BAR/LOUNGE

**Building Features**

Building Size	6,684± Sq. Ft.
Space For Lease	3,342± Sq. Ft.
Lot Size	0.14± Acres

**Property Highlights**

- Former bar/lounge available for sale or lease in Downtown Buffalo
- Two-story building with full basement
- Existing bar/lounge infrastructure with a large outdoor patio
- Located directly across from the Augspurgen Parking Ramp
- Prime downtown location with excellent visibility
- Proximate to the Entertainment District, CBD, Canalside, and the Buffalo Niagara Medical Campus
- Easy access to Route 33 and the I-190 Expressway
- Ideal For: restaurant/bar, retail, office, or upper-floor residential conversion


**Former United Projector Building**

Demographic	1 Mile	3 Miles	5 Miles
Population	23,063	117,890	293,869
Average H.H. Income	\$69,832	\$70,913	\$71,719

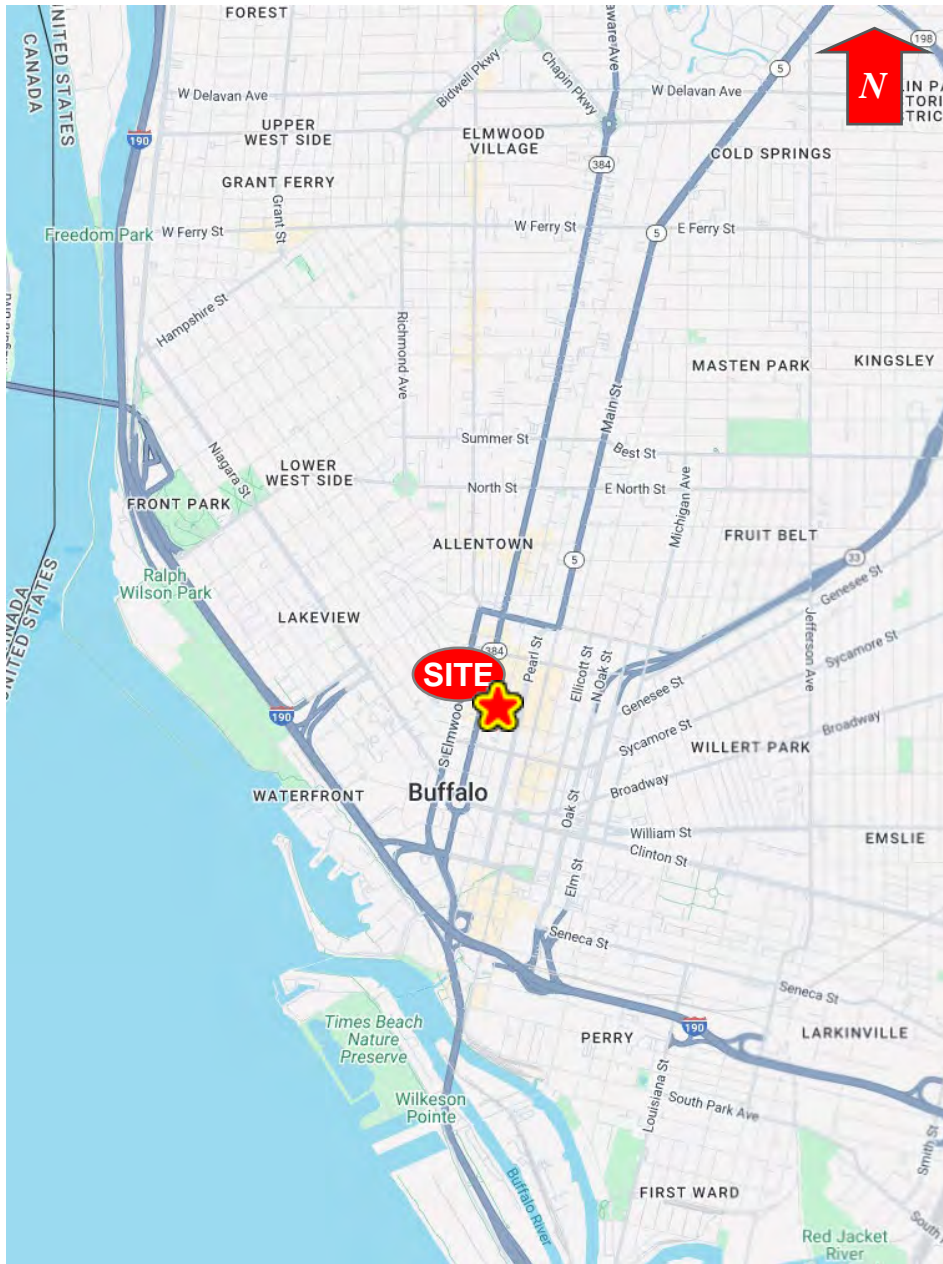
Source: ESRI Business Analyst 2025

**EXCLUSIVE CONTACT**

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Location Map



Aerial