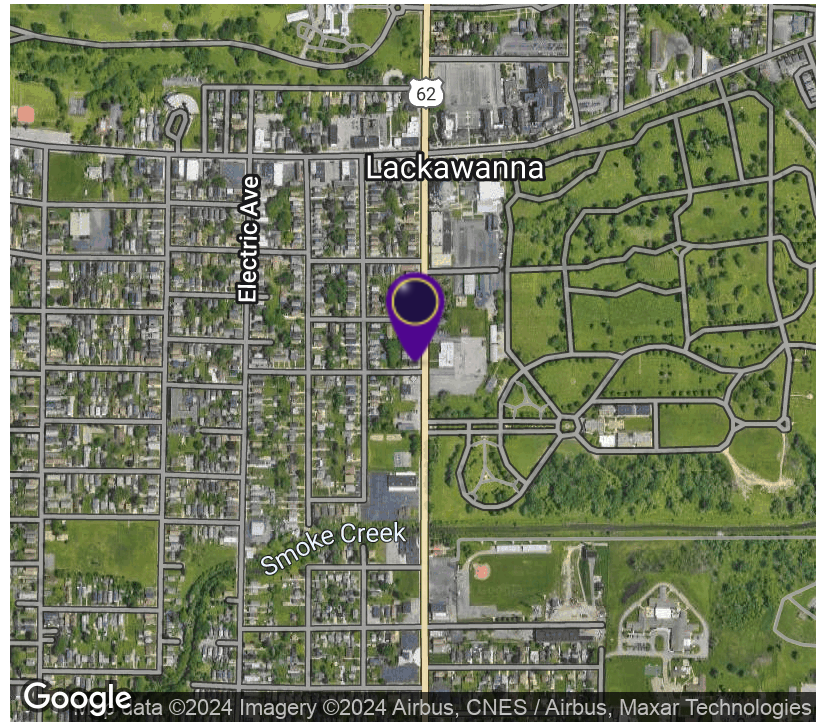


2,304+/- SF TURN KEY BAR

2847 S Park Ave, Buffalo, NY 14218



SALE PRICE **\$299,000**

OFFERING SUMMARY

Year Built: 1900

Building Size: 2,304 SF

Renovated: 2021

Zoning: 425

PROPERTY OVERVIEW

This turn key bar has been totally updated over the last three years. A brand new patio has been added, to enjoy the warmer weathers as well as the ability to host live music. This main stay is located near Veterans Stadium and the corner from the OLV Basilica. Plenty of traffic flow in a densely populated area with good demographics. An upper 5 bedroom apartment which is currently being renovated will bring additional income. This is golden opportunity is a must see and priced to sell.

PROPERTY HIGHLIGHTS

- 2,304+/- SF
- Great Location
- Priced Right
- Turnkey Operation
- Established Business
- Newly Renovated
- Great Outdoor Seating
- Located in a High Traffic Area



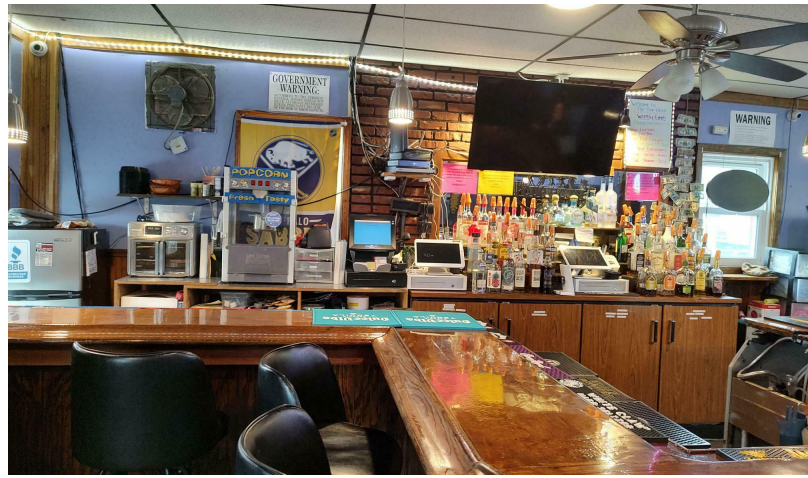
RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
 www.recckio.com

ADDITIONAL PHOTOS

2,304+/- SF TURN KEY BAR

2847 S Park Ave, Buffalo, NY 14218



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com