

FOR SALE | 2081 Niagara St, Buffalo, NY 14207



344 Delaware Ave, Suite 200, Buffalo, NY 14202

**HOWARD
HANNA**
REAL ESTATE SERVICES

2139 Grand Island Blvd, Grand Island, NY 14072

Emily Cornwell

Associate Real Estate Broker

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PROPERTY HIGHLIGHTS:

- Highly visible 5,400-square-foot restaurant, lounge, and nightlife venue
- Convenient location and parking versatile for future users or owner/operators for restaurant clientele or catering
- Multiple distinct gathering areas, open dance and event space, booth seating, multiple bar and service areas
- Fully equipped commercial kitchen designed for high-volume restaurant operations
- List Price \$700,000

DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	45,627	267,375
Households:	18,654	117,528
Average HH Income:	\$65,822	\$75,839
Average Daily Traffic Count:	13,102 Vehicles	



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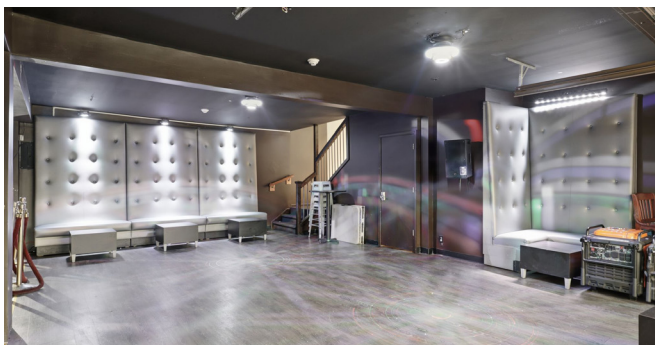
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