

TURN-KEY JAPANESE POKE BOWL RESTAURANT BUSINESS FOR SALE
1604 Hopkins Road, Williamsville, NY 14221



OFFERING SUMMARY

Sale Price: \$80,000

Building Size: 1,700 SF

Zoning: Commercial

PROPERTY OVERVIEW

Take advantage of this rare opportunity to acquire Hokkaido Café business including all FF&E, a well-established and highly regarded Japanese poke bowl restaurant located in the heart of Williamsville, New York. Situated directly across from Williamsville North High School on busy Hopkins Road, this approximately 1,700± SF restaurant benefits from outstanding visibility, strong traffic counts, and a thriving mix of surrounding residential neighborhoods and commercial businesses. This fully operational, turn-key business offering an attractive lease rate of just \$2,900 per month, creating an affordable entry point for restaurateurs and entrepreneurs alike. The restaurant features a fully equipped commercial kitchen, modern dining area, quality interior finishes, and a functional layout designed for efficient operations. A new owner can step in and begin serving customers immediately with no significant renovations or capital improvements required. Customers enjoy convenient access and ample on-site parking, while the location's proximity to schools, offices, and high-income residential communities provides a steady flow of business throughout the day. Hokkaido Café has built a loyal customer following and strong local reputation, making it an ideal opportunity for an owner-operator seeking a proven concept or an experienced restaurant group looking to expand. The versatile buildout is suitable for a variety of food service concepts, including poke bowls, sushi, Japanese cuisine, ramen, Asian fusion, Korean cuisine, bubble tea, Hawaiian-inspired concepts, and other healthy fast-casual restaurant operations. With an asking price of only \$80,000, strong revenue history, affordable occupancy costs, and a fully equipped facility included in the sale, this is an exceptional opportunity to own an established restaurant business in one of Western New York's most desirable commercial markets.

PROPERTY SUMMARY

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LOCATION DESCRIPTION

Located on highly traveled Hopkins Road in the heart of Williamsville, the restaurant benefits from outstanding visibility, ample customer parking, and a prime location directly across from Williamsville North High School. Surrounded by affluent residential neighborhoods, major employers, and thriving retail and service businesses, this location offers excellent demographics and consistent customer traffic.

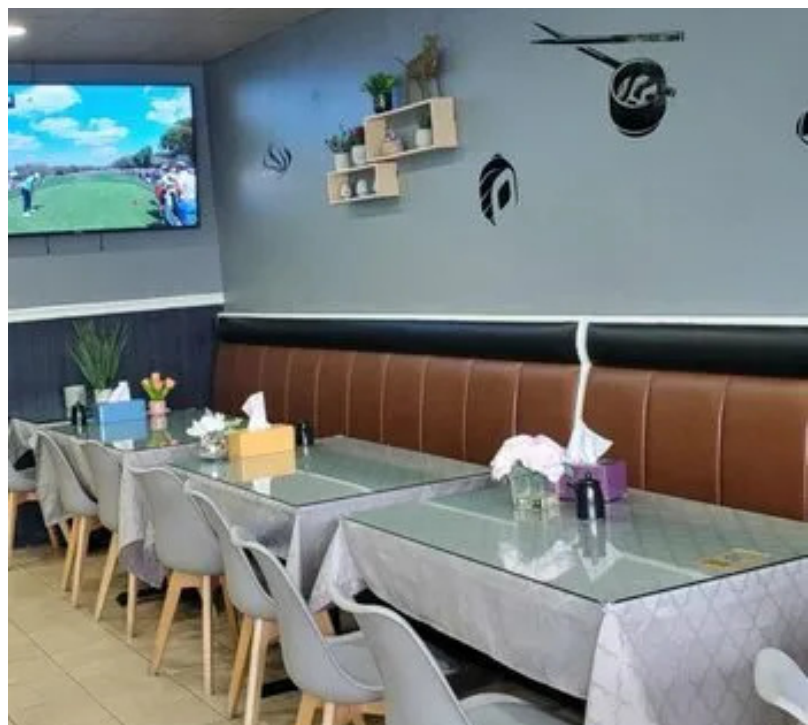
PROPERTY HIGHLIGHTS

- Established Japanese poke bowl restaurant with loyal customer base
- Approximately 1,700± SF
- Affordable rent of only \$2,900/month
- Asking Price: \$80,000
- Fully equipped commercial kitchen included
- Modern interior with quality finishes
- Turn-key operation with immediate income potential
- Excellent visibility along Hopkins Road
- Ample on-site customer parking
- Across from Williamsville North High School
- Located within a strong residential and commercial trade area
- Seats 18

ADDITIONAL PHOTOS

TURN-KEY JAPANESE POKE BOWL RESTAURANT BUSINESS FOR SALE

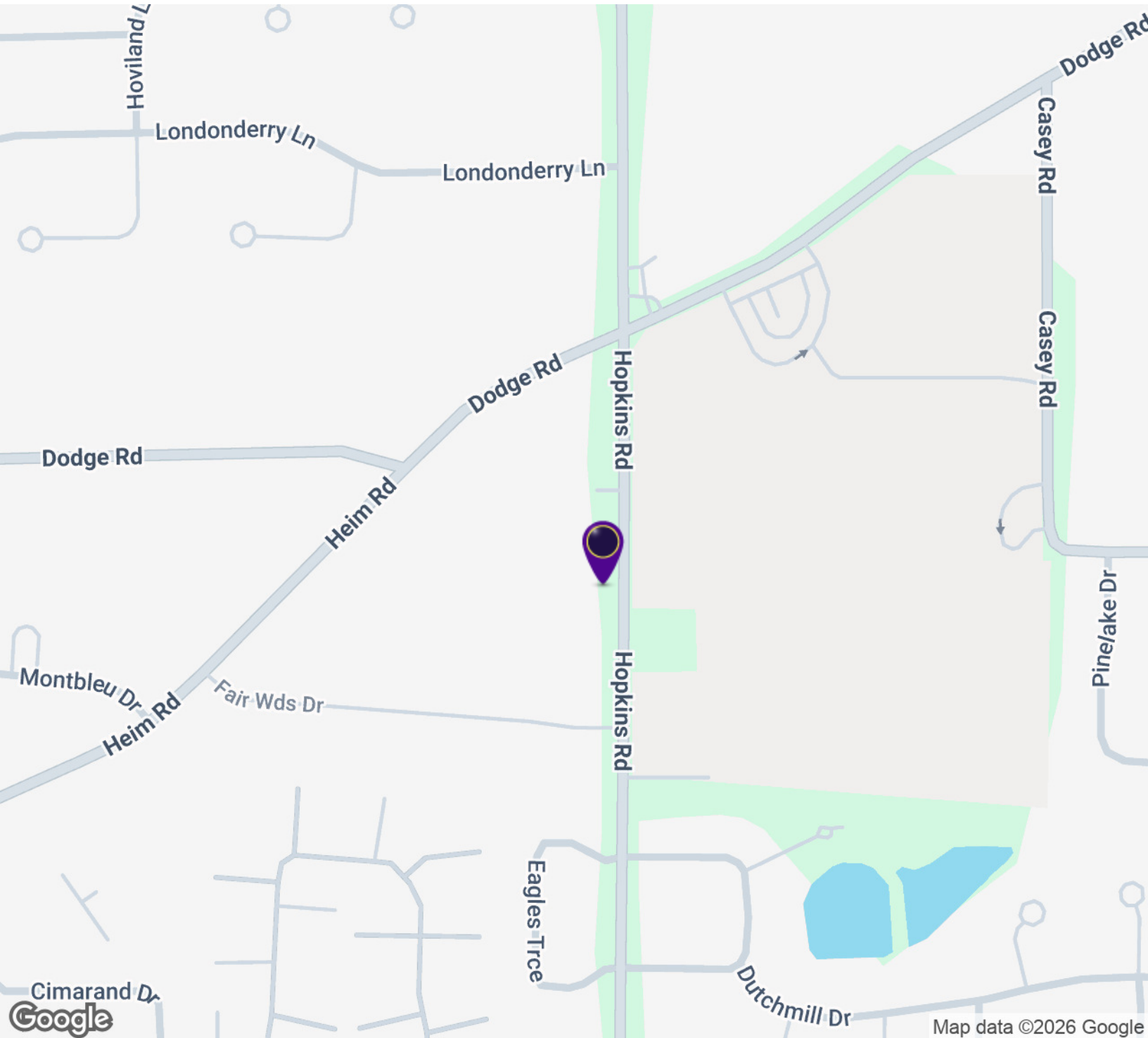
1604 Hopkins Road, Williamsville, NY 14221



LOCATION MAP

TURN-KEY JAPANESE POKE BOWL RESTAURANT BUSINESS FOR SALE

1604 Hopkins Road, Williamsville, NY 14221



NY & PA Licensed Broker

RICK RECCKIO

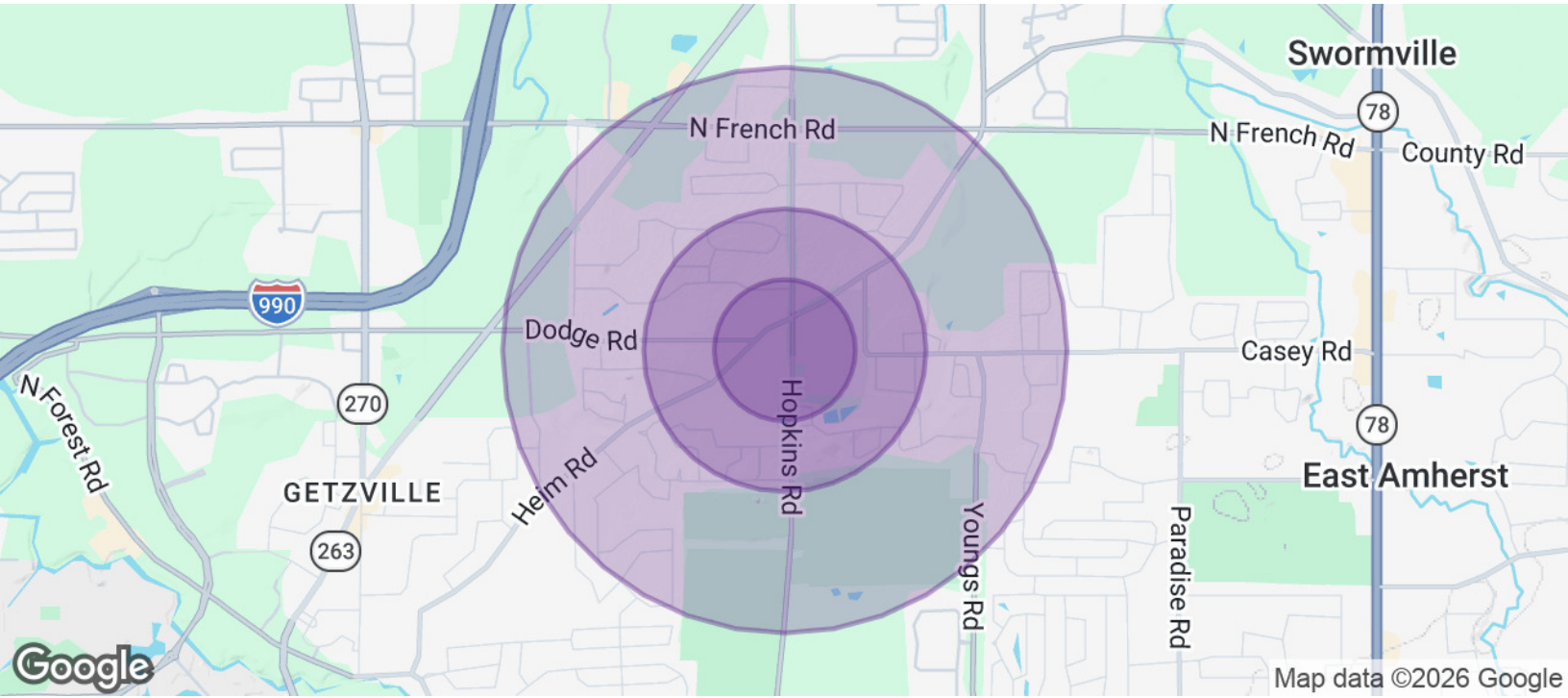
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

DEMOGRAPHICS MAP & REPORT

TURN-KEY JAPANESE POKE BOWL RESTAURANT BUSINESS FOR SALE
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	485	2,053	7,807
Average Age	48.8	46.4	45.8
Average Age (Male)	44.3	41.0	41.4
Average Age (Female)	49.3	47.4	46.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	178	735	2,792
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$192,415	\$181,959	\$178,328
Average House Value	\$398,711	\$401,426	\$397,065

2023 American Community Survey (ACS)



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