

**FOR SALE**

## 9,290 SF TURNKEY RESTAURANT/BAR

### Building Features

Building Size	9,290 ± Sq. Ft.
Lot Size	.25 ± Acres
Zoning	N-1C

### Property Highlights

- Fully built-out turnkey Restaurant/Bar available for sale in Downtown Buffalo
- Formerly occupied by Dinosaur Bar-B-Que – includes all furniture, fixtures, and equipment (FF&E)
- Unique history as a former film vault for Universal International Studios prior to restaurant use
- Seating capacity for 180 guests
- Outdoor patio seating for up to 36 guests
- Excellent visibility in a high-traffic, prominent location
- Proximate to the Theatre District, Cobblestone District, and Canalside
- Easy access to Route 33 and I-190 Expressways
- Ideal For: Restaurant/Bar



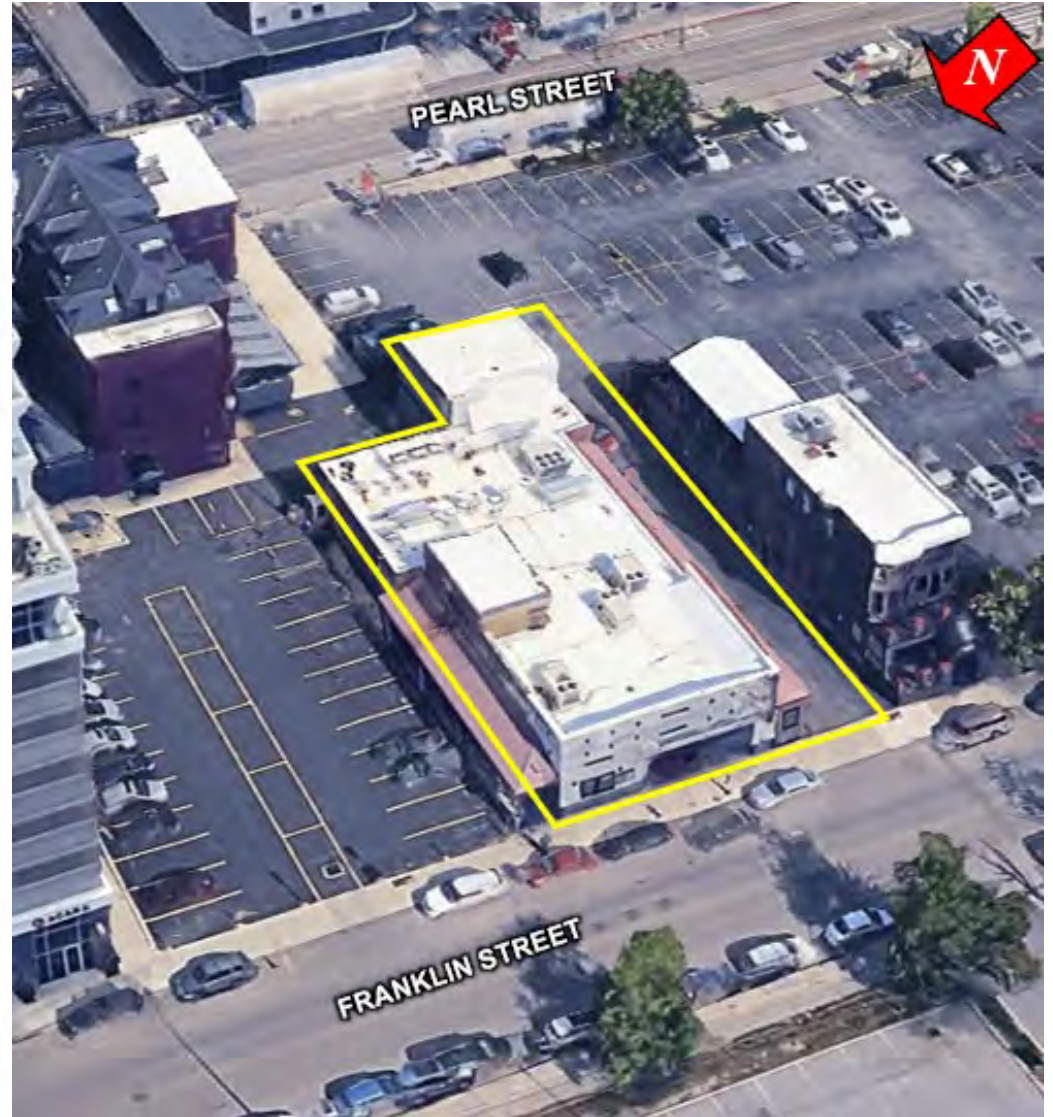
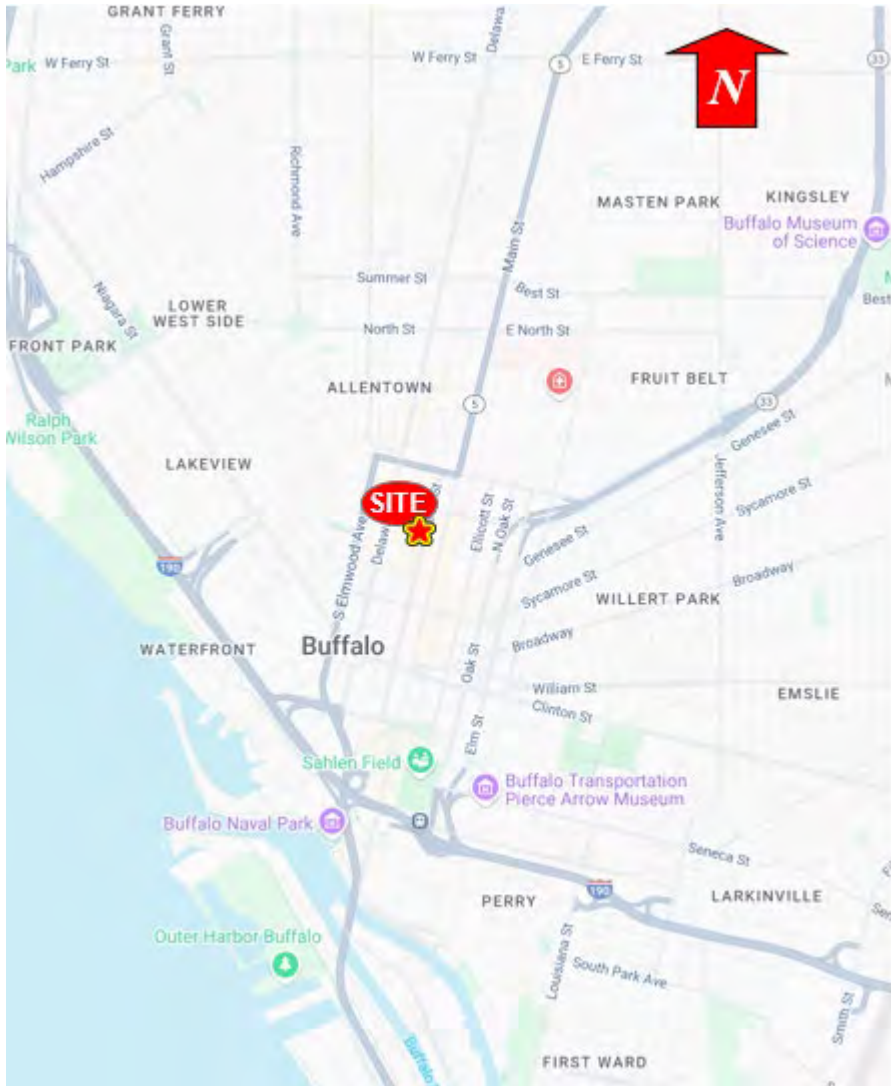
Demographics	1 Mile	3 Miles	5 Miles
Population	24,779	121,941	304,465
Average HH Income	\$71,667	\$72,302	\$72,879

### EXCLUSIVE CONTACT

**Tyler A. Balentine**  
Real Estate Salesperson  
+1 585 507 1500  
tbalentine@pyramidbrokerage.com

**Richard J. Schechter**  
Associate Real Estate Broker  
+1 716 316 4040  
rschechter@pyramidbrokerage.com

14 Lafayette Square, Suite 1900  
Buffalo, New York 14203  
+1 716 852 7500  
**pyramidbrokerage.com**



Location Map

Aerial



## Property Photos