

NOW LEASING

Brewery & Taproom



520 Seventh Street, Buffalo, NY



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Overview



Schneider Real Estate Services is proud to present for lease an 11,379 square foot, purpose-built brewery facility within the historic Schaefer & Brother Malt House on Buffalo's vibrant Lower West Side. Community Beer Works is consolidating operations to their Chandler Street location, opening the door for a new brewery to take over this functional space with critical infrastructure already in place. A small brewery can scale up production without major build-out costs, or the space can be divided for multiple tenants, as it offers a clear separation between warehouse/production and restaurant/taproom areas.

The production wing features a 2,305 SF brew area, a 1,082 SF cooler, and a 3,838 SF warehouse with a loading dock. The hospitality side includes a 1,913 SF taproom, a 490 SF kitchen with a 12-foot hood, and a 556 SF mezzanine for offices or private parties. The property is rich with character, featuring exposed brick, large windows, and an industrial feel, plus two outdoor dining areas including a front patio and a 1,181 SF courtyard beer garden.

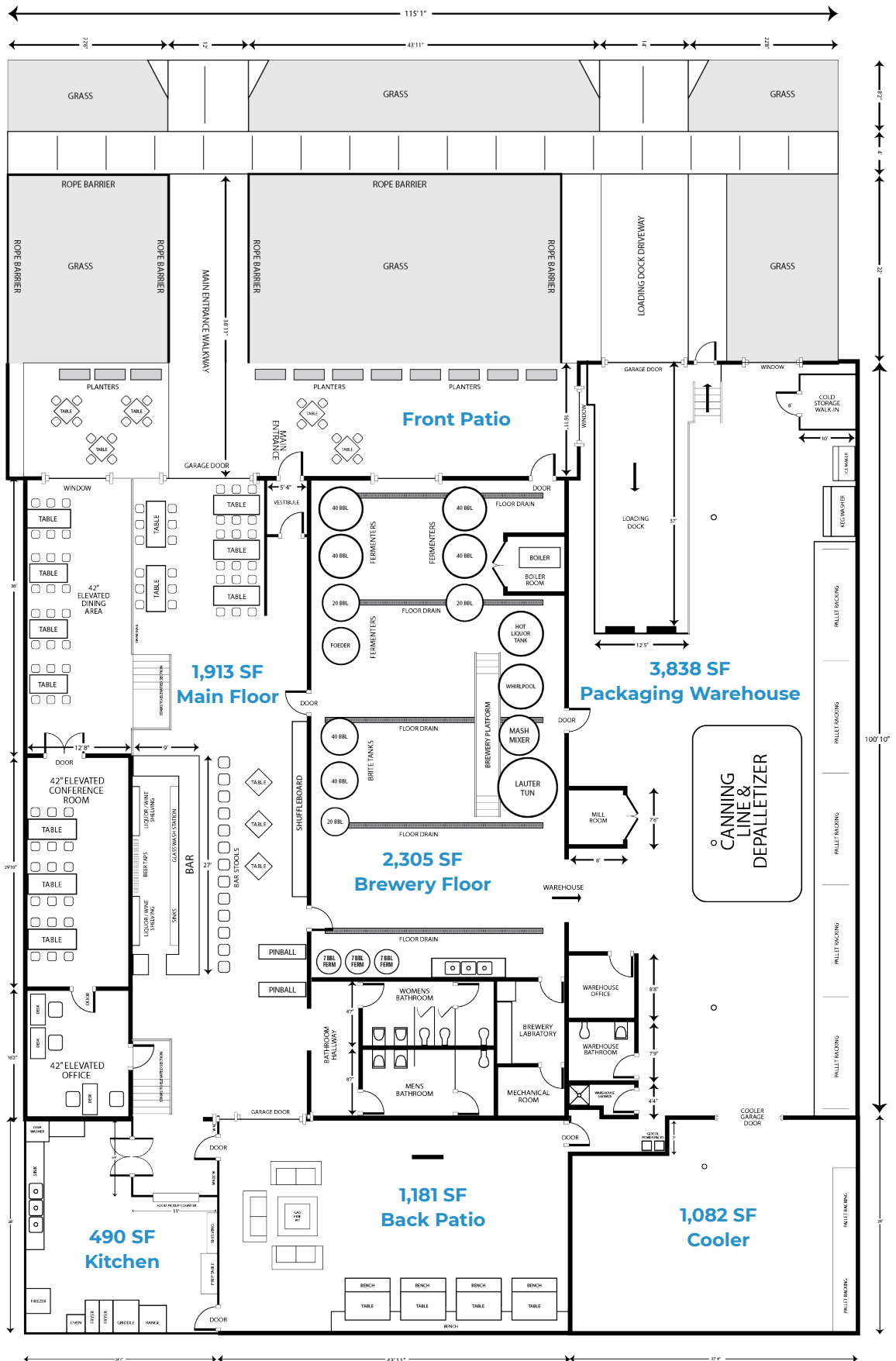
Steeped in local history, this pre-Prohibition landmark was constructed as a malt house in 1880 and later served as the home of the Merckens Chocolate Company. The building underwent a significant rehabilitation in 2018 with all-new building systems, and redevelopment was completed in 2021 with the addition of 32 apartment units.

The prime location offers exceptional neighborhood highlights including the new Ralph Wilson Park—a 100-acre waterfront park on Lake Erie currently undergoing a \$110 million transformation and set to reopen next year—plus proximity to D'Youville University, Kleinhan's Music Hall, the Peace Bridge, and Downtown Buffalo.



Floorplan

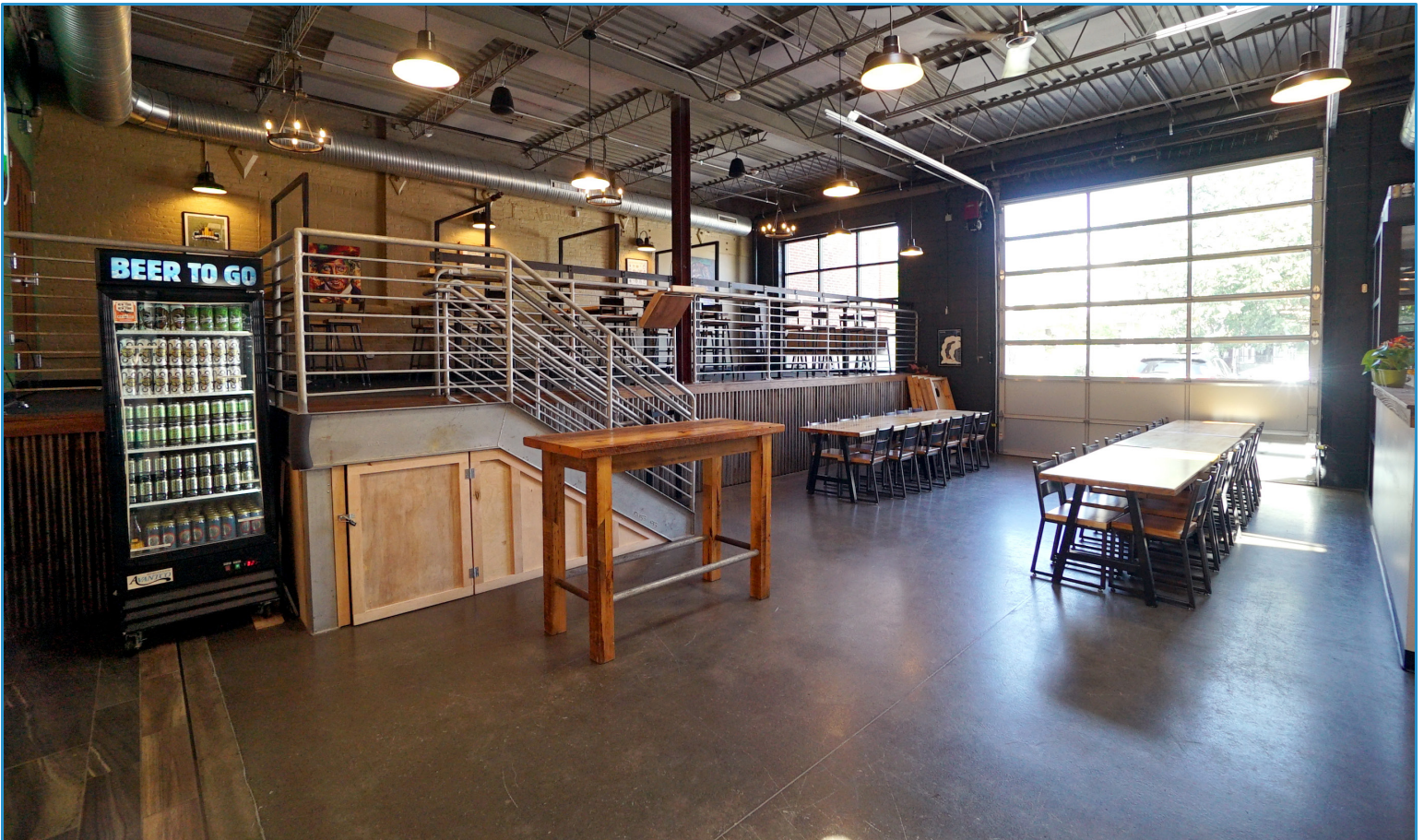
520 - SEVENTH STREET



Location & Neighborhood



Photos



Photos



Photos

