

## REAL ESTATE, BUSINESS &amp; GOODWILL

4348 Seneca Street, West Seneca, NY 14224



## OFFERING SUMMARY

Sale Price: \$795,000

Lot Size: 0.69 Acres

Building Size: 6,592 SF

Zoning: Commercial

Price / SF: \$120.60

## PROPERTY OVERVIEW

Turnkey restaurant and bar opportunity in the heart of West Seneca! This two-story building offers 6,592 sq ft of finished space on a 0.69-acre lot with 43 parking spaces.

## LOCATION OVERVIEW

The property's strategic placement offers high visibility and easy accessibility, making it an enticing opportunity for entrepreneurs seeking a thriving, dynamic location for their next venture. Located 0.7 mi from Southgate Plaza, with easy access to major roads and public transit

## PROPERTY HIGHLIGHTS

- Fully furnished restaurant with a finished basement, walk-in cooler, and prep area
- Outdoor patio adjacent to bar, front sunroom for dining
- Second-floor apartment currently used for office/storage
- Roof replaced in 2023; over 90% of electrical system upgraded
- 20 draft beer taps
- Approximately 12 flat-screen TVs throughout
- Serves lunch and dinner seven days a week
- On-site brewery and 2,000 sq ft meeting room on adjoining lot



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ADDITIONAL PHOTOS

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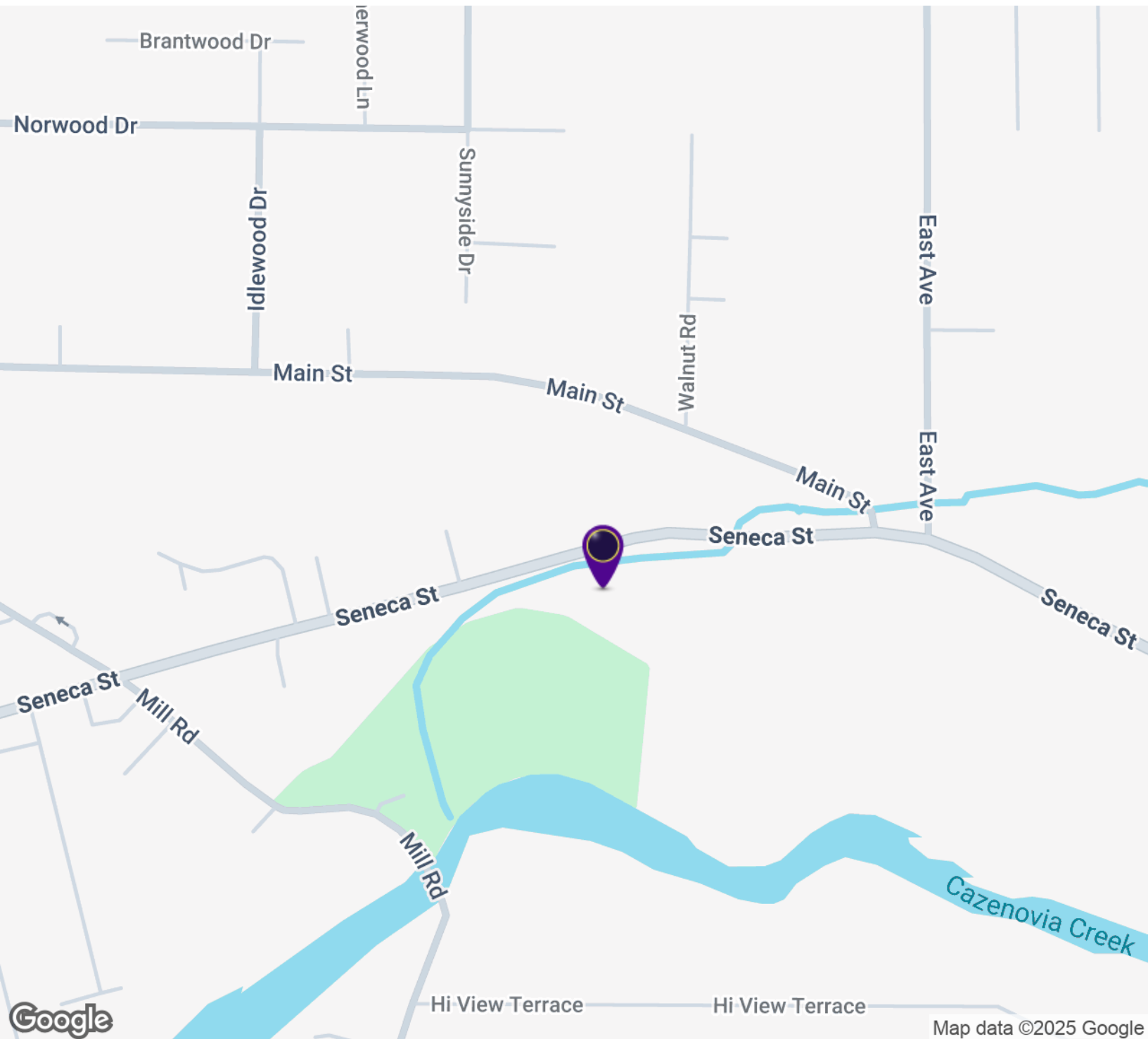
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## LOCATION MAP

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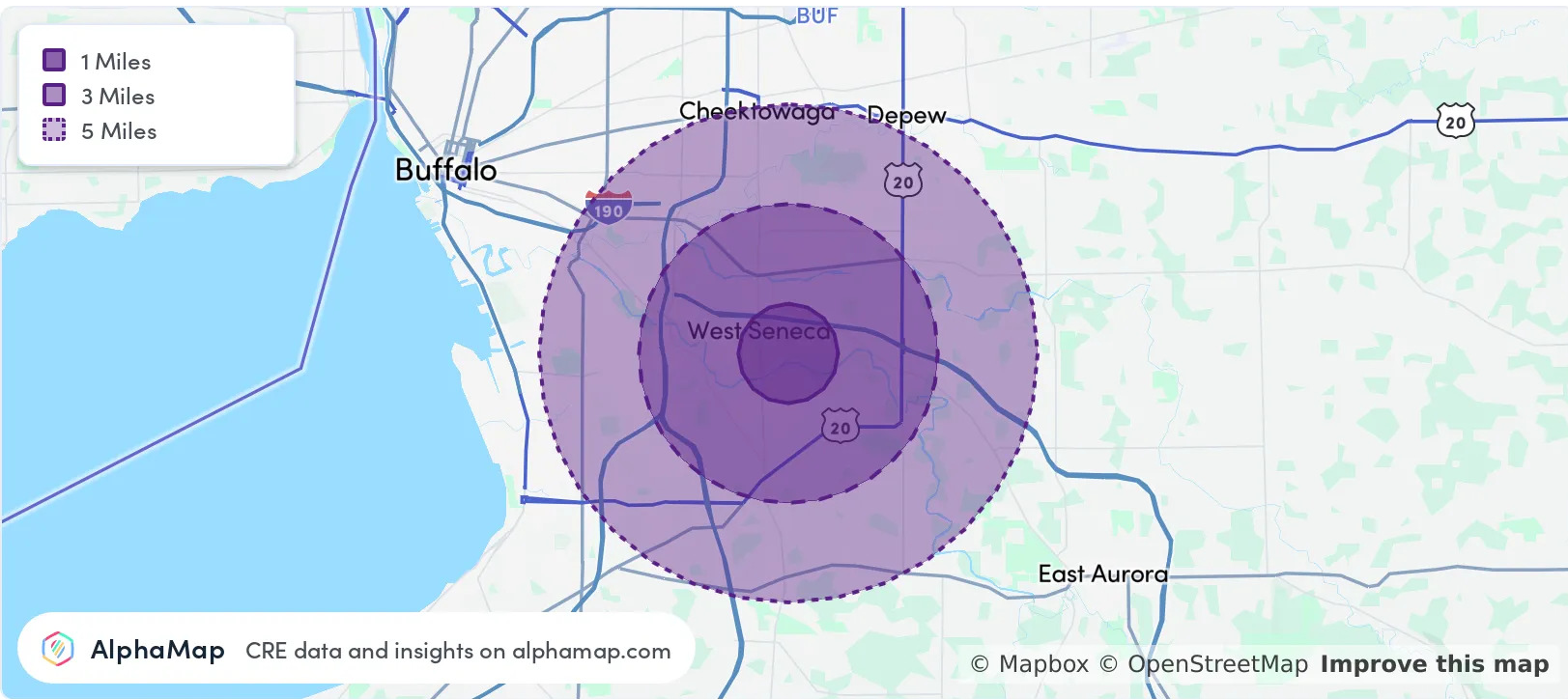


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**AlphaMap** CRE data and insights on [alphamap.com](https://alphamap.com)

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,528	72,073	178,981
Average Age	46	44	43
Average Age (Male)	44	43	42
Average Age (Female)	48	46	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,916	32,074	78,931
Persons per HH	2.2	2.2	2.3
Average HH Income	\$91,740	\$91,874	\$85,203
Average House Value	\$243,257	\$247,204	\$240,152
Per Capita Income	\$41,700	\$41,760	\$37,044

Map and demographics data derived from AlphaMap



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