

**FOR SALE
OR LEASE**

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**SALE
LEASE
886-DEAL**

WELL-ESTABLISHED, TURNKEY RESTAURANT
69 Grand Island Blvd., Tonawanda, NY 14150



EXCELLENT OPPORTUNITY FOR RESTAURANTEURS, BREWERIES, OR FAST FOOD FRANCHISES

Situated next to Sheridan Park Golf Course, the building offers prime visibility, drawing consistent traffic from golfers, baseball players, and passing vehicles. The well-equipped kitchen includes premium equipment including hood vents, deep fryers, a charcoal grill, and milkshake machines—all included in the sale. A spacious, awning-covered seating area with bench tables is ideal for outdoor dining or events. Available for lease at \$2,800 per month, offering flexibility for those who prefer leasing with an option to purchase. With its high-traffic location, versatile setup, and option to continue Louie's 70-year legacy, this is a rare opportunity for any business to succeed. Recent updates include new A/C, heating, and roof. Electrical and plumbing updates needed, and the owner offers a seller's concession to cover the costs. Owner will sell the name, recipes, and train new owner. Grand Island Blvd is basically an extension of Sheridan Drive. 15 car parking plus street parking.

PROPERTY OVERVIEW

Lot Size	80 x 118 +/- SF
Building Size	1,408 +/- SF
Zoning	Mixed Use General Commercial

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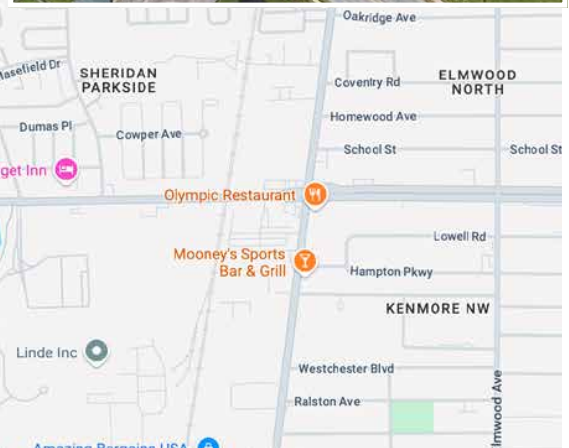
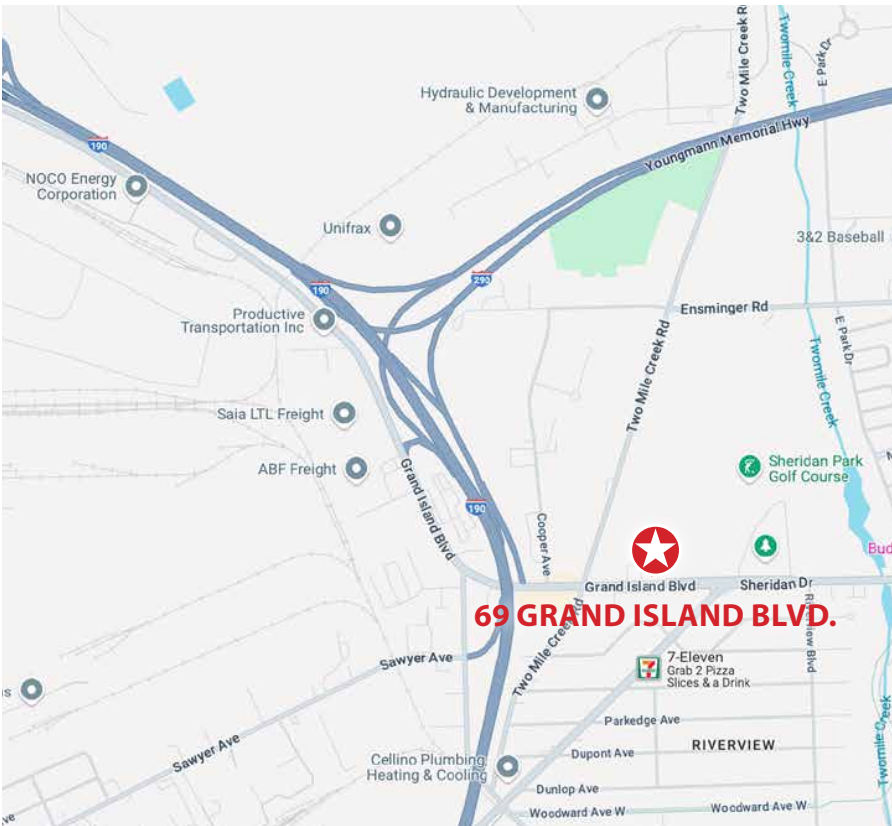
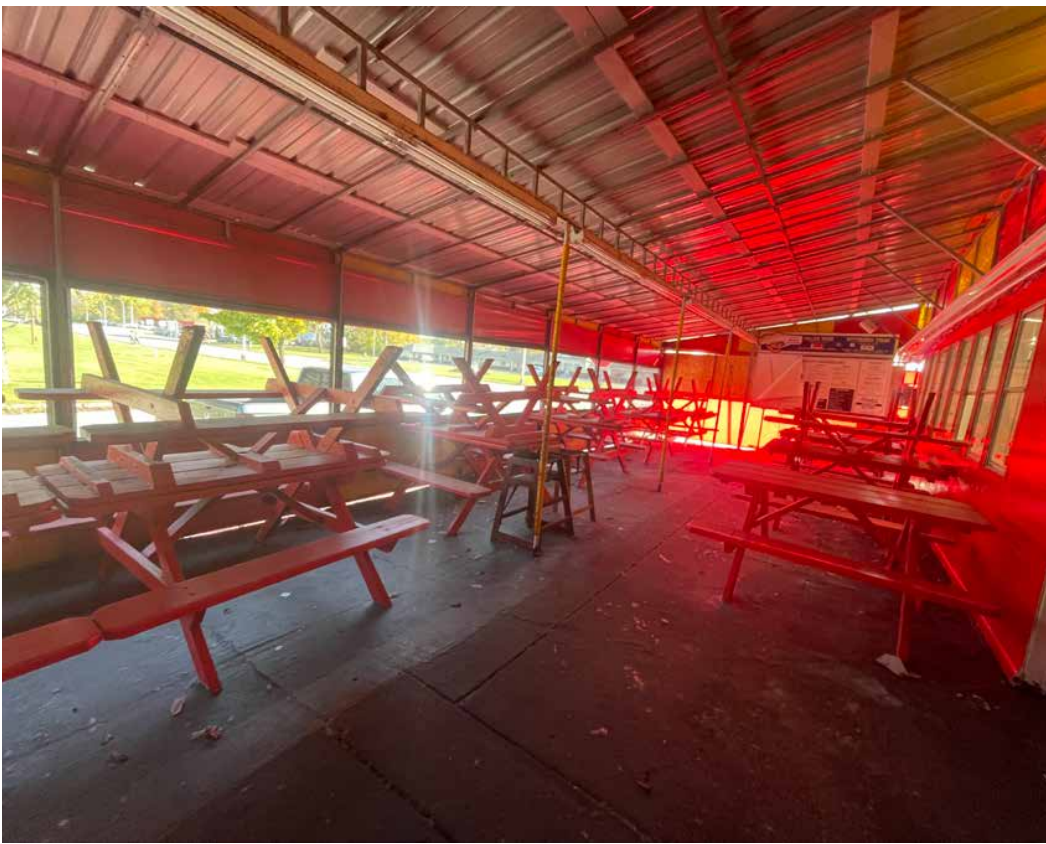
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**HUNT Commercial
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The Hastings Group

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