

HUNT Commercial Real Estate Corp.

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Since 1911

COMMERCIAL

# FOR SALE

6-8 Lake Shore Dr W, Dunkirk, NY 14048

## COLBY GARZA

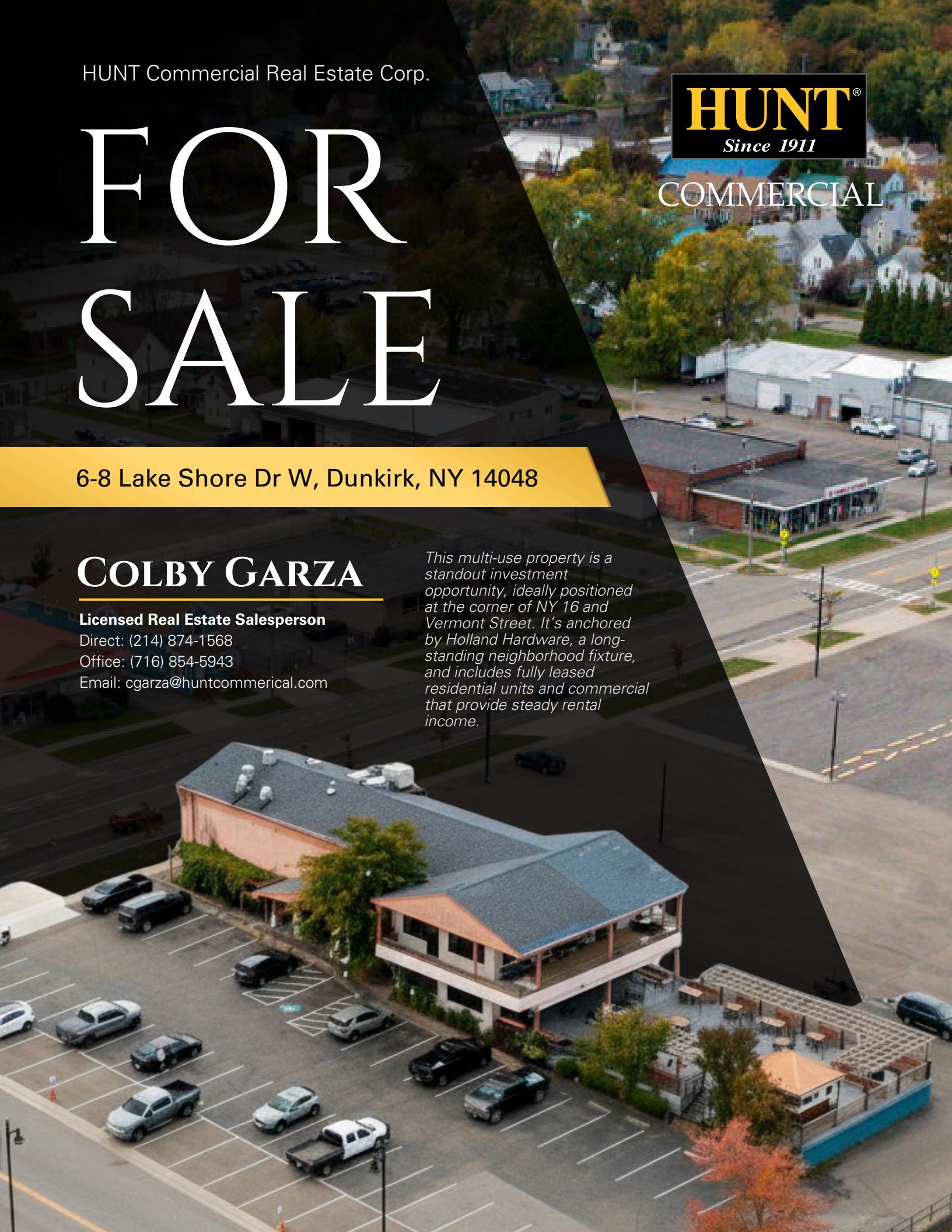
### Licensed Real Estate Salesperson

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*This multi-use property is a standout investment opportunity, ideally positioned at the corner of NY 16 and Vermont Street. It's anchored by Holland Hardware, a long-standing neighborhood fixture, and includes fully leased residential units and commercial that provide steady rental income.*



# 6-8 Lake Shore Dr W, Dunkirk, NY 14048

## PROPERTY DESCRIPTION:

*This 13,944 SF freestanding commercial property is located on Lake Shore Drive West overlooking Chadwick Bay Marina and was formerly operated as Demetri's on the Lake. The turnkey building is fully built out for restaurant and banquet use, offering seating for over 450 guests, outdoor patio areas, a full commercial kitchen, bar, and storage basement. Positioned next to the Clarion Hotel and near Dunkirk's downtown waterfront district, the property benefits from strong visibility and hospitality demand. Zoned Commercial and located within an Opportunity Zone, it is well suited for restaurant operators, hospitality groups, or redevelopment-focused investors seeking long-term upside.*

## KEY PROPERTY FEATURES

### FREESTANDING COMMERCIAL BUILDING

13,944 square foot standalone structure purpose-built for restaurant and banquet operations, offering flexibility for a variety of commercial or hospitality uses.

### TURNKEY RESTAURANT & EVENT VENUE

Formerly operated as a full-service restaurant and banquet facility with seating capacity exceeding 450 guests, complete with a full kitchen, bar, and support spaces.

### WATERFRONT LOCATION

Situated on Lake Shore Drive West with direct views of Chadwick Bay Marina, providing a highly desirable waterfront setting for dining, events, and redevelopment.

### OUTDOOR PATIOS & STORAGE

Multiple outdoor patio areas enhance guest experience, while a dedicated basement level provides valuable storage and operational support space.

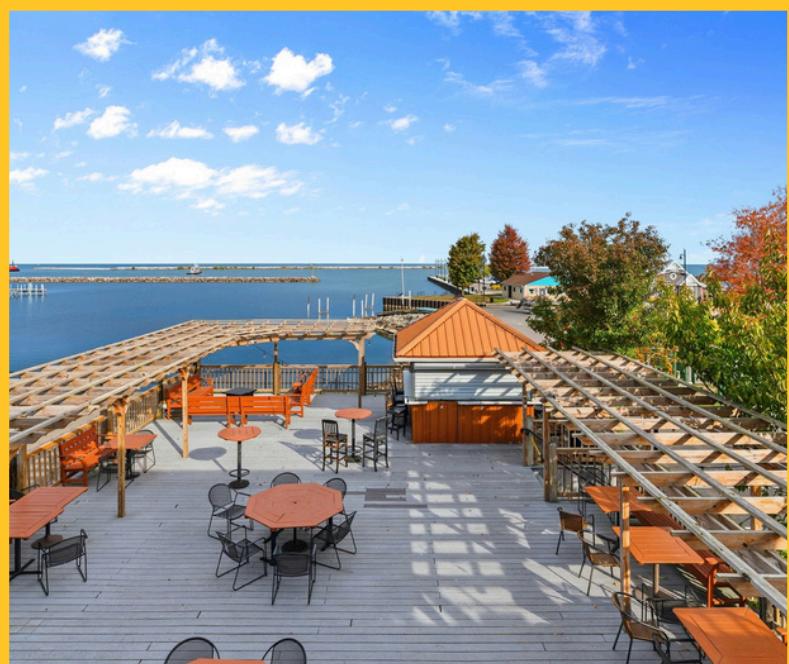
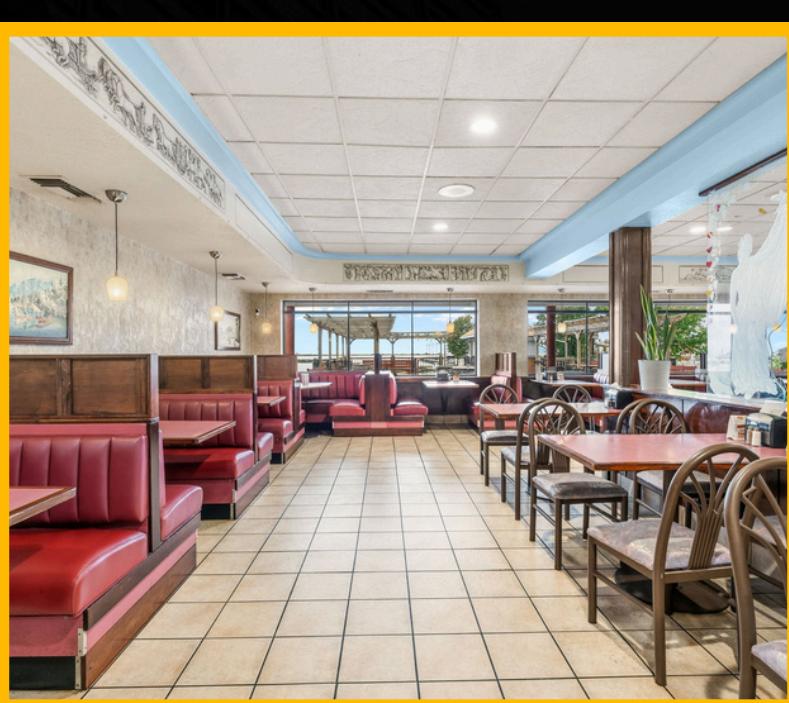
### PRIME ADJACENT DEVELOPMENT

Located next to the Clarion Hotel and near Dunkirk's downtown waterfront district, benefiting from existing hospitality traffic and tourism activity.

### ZONING & INVESTMENT UPSIDE

Zoned Commercial and located within an Opportunity Zone, making this property ideal for restaurant operators, hospitality groups, or mixed-use redevelopment strategies.

*Positioned along Dunkirk's waterfront with marina views, strong hospitality adjacency, and flexible commercial zoning, this property offers a unique opportunity for operators or investors seeking a high-impact location with redevelopment and long-term growth potential.*



Dunkirk  
Harbor

Dunkirk City Pier

6-8 Lake Shore

Stockton C  
Enforcement

Boat Rmp

64 en The pier

Neva Sport Fishing

Off The Hook  
Seafood

ATM

ville en Five

Croslay's - Donkek  
Convenience store

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