

3,096± SF Retail / Restaurant Space - Former Pizzeria & Sports Bar
2319 Niagara Falls Boulevard, Wheatfield, NY 14304



OFFERING SUMMARY

Sale Price:	\$795,000
Available SF:	3,096 SF
Lease Rate:	\$4,500 SF/yr
Lot Size:	1.67 Acres
Year Built:	1961
Building Size:	3,096 SF
Zoning:	Commercial
Price / SF:	\$256.78

PROPERTY OVERVIEW

Positioned along the high-traffic Niagara Falls Blvd. corridor, this 3,096± SF former pizzeria and sports bar offers a fully equipped, ready-to-operate food service environment. Ideal for operators seeking a restaurant, sports bar, takeout concept, or event-driven venue. 3,096± SF retail/restaurant building, Full commercial kitchen with extensive included equipment, Volleyball court with full underground drainage, Outdoor patio for seasonal dining and events, Paved parking lot with ample on-site spaces, Second-story apartment for owner/operator or rental income. A complete turnkey package featuring: 27" glass single-door fridge, 60" stainless table with manual can opener, 18" stainless vegetable sink, 90" stainless 3-bin wash sink with sprayer, 70" stainless table with food warmers, 60" 4-burner stove with flat-top grill & broiler, Double oven, 36" burner charbroiler with stand, 60" True sub-prep table, Three Pitco 40-lb fryers, Commercial microwave, Bunn coffee machine, 16" stainless hand-wash sink, 36" & 48" wire shelving, Middleby Marshall dual conveyor oven, True new pizza oven, 54" double glass-door fridge, Beverage-Air double-door freezer. 72" stainless pizza table with shelf, Univex HD slicer, Matinox ice machine w/ 500-lb bin, 80-qt Hobart mixer (off-site), Misc. shelves, tables, stools, Walk-in cooler, Bar coolers, 12-head beer tap system with line cleaning. Perfect For: Restaurant operators, Sports bar concepts, Pizzeria expansion, Event-driven venues, Owner-operators seeking live-work space



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LOCATION DESCRIPTION

Sitting directly on Niagara Falls Blvd., one of Western New York's most active commercial arteries, this property benefits from exceptional exposure, steady traffic flow, and proximity to major regional destinations. The corridor serves as a primary connector between Amherst, Wheatfield, Niagara Falls, and Tonawanda, drawing consistent daily activity from commuters, shoppers, and local residents. Nearby retailers include Super Walmart, Target, Home Depot, Lowe's Home Improvement, Starbucks, Tim Hortons, McDonald's, Wendy's, Panera Bread, Chipotle, Applebee's, Wegman's, Tops Friendly Markets, Aldi and the new Amazon Distribution Warehouse.

PROPERTY HIGHLIGHTS

- Turnkey Restaurant & Bar Setup — Fully equipped former pizzeria and sports bar with extensive included kitchen, bar, and prep equipment.
- 3,096± SF Retail/Restaurant Space — Flexible layout suitable for dine-in, takeout, bar service, or multi-use concepts.
- Full Commercial Kitchen — Includes conveyor ovens, fryers, prep tables, walk-in cooler, bar coolers, slicer, mixers, pizza ovens, and more.
- All Equipment Included in Sale — Significant value for operators looking to open quickly with minimal startup cost.
- Outdoor Volleyball Court — Unique entertainment feature with full underground drainage, ideal for leagues, events, and seasonal revenue.
- Outdoor Patio — Perfect for warm-weather dining, events, and expanded seating capacity.
- Paved Parking Lot — Ample on-site parking for customers, staff, and event traffic.
- Second-Story Apartment — Ideal for owner-operator housing or additional rental income.
- High-Visibility Niagara Falls Blvd. Frontage — Excellent exposure on one of WNY's busiest commercial corridors.



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RICK RECCKIO

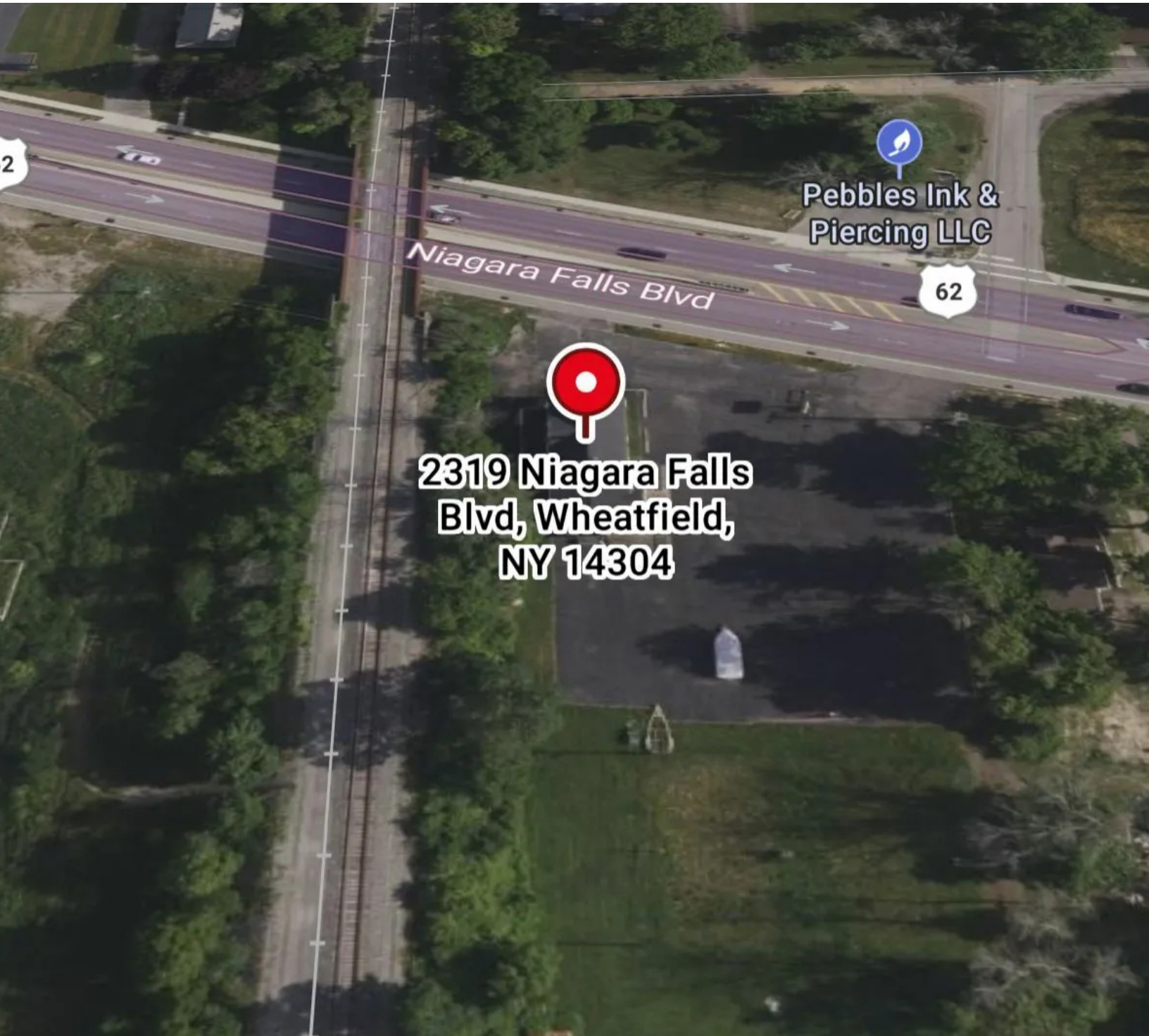
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

3,096± SF Retail / Restaurant Space - Former Pizzeria & Sports Bar
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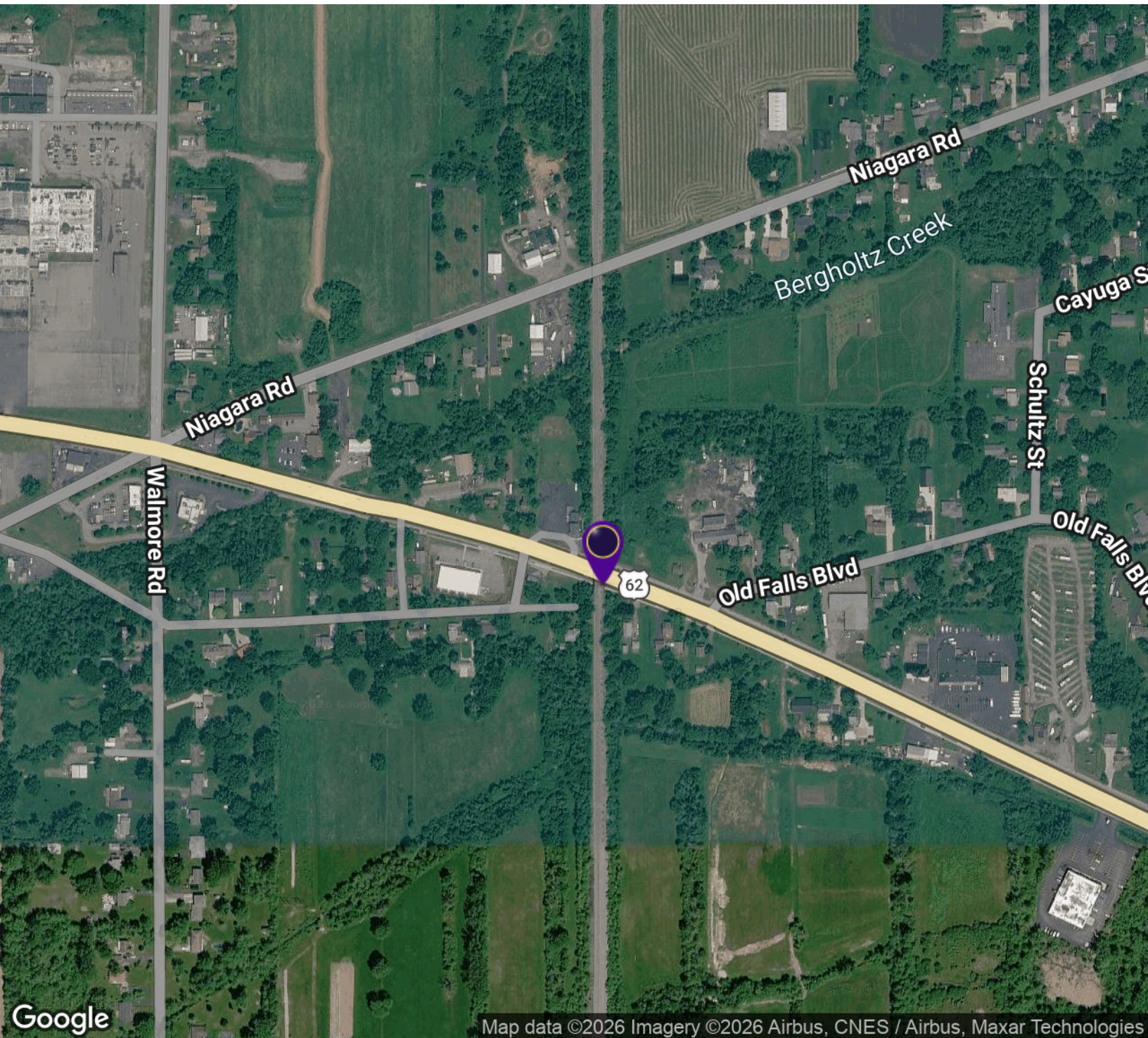


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LOCATION MAP

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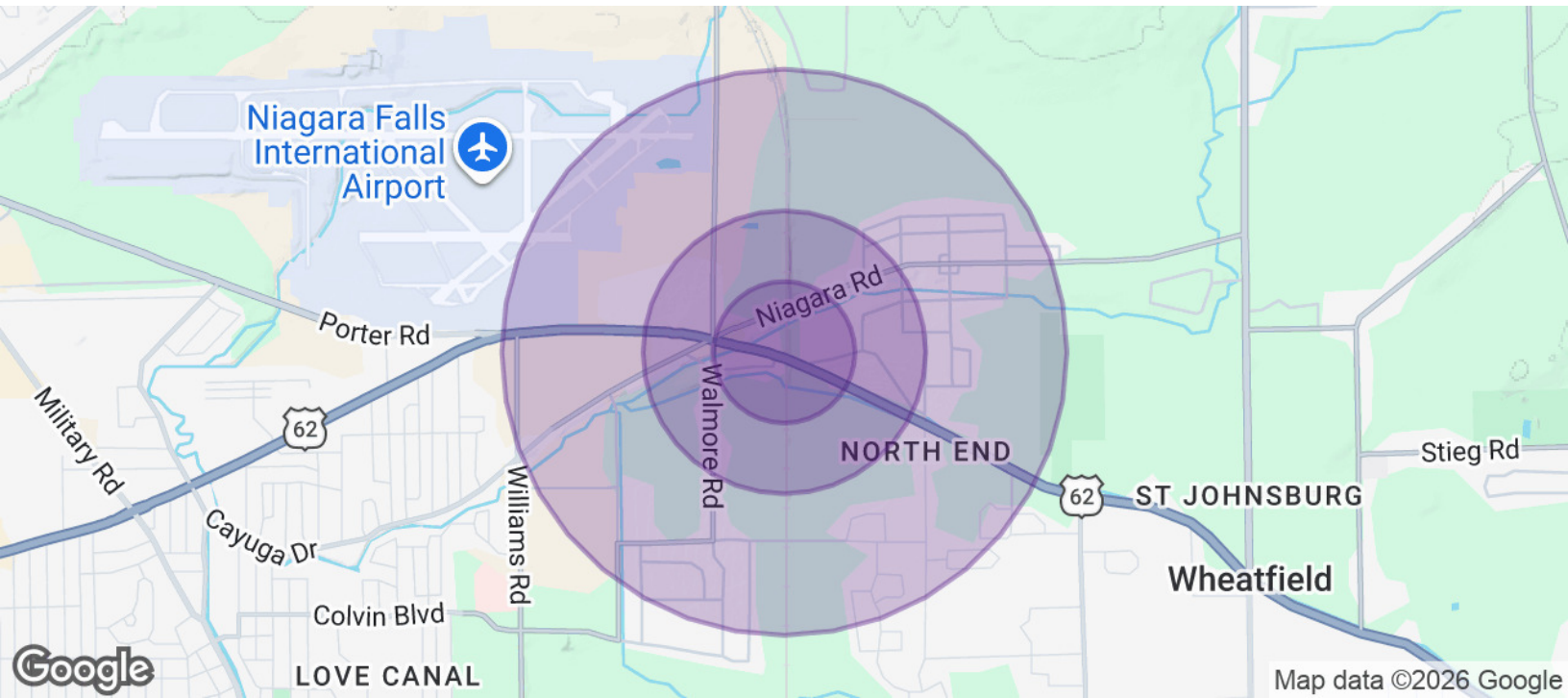


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	225	744	2,259
Average Age	56.3	54.4	51.7
Average Age (Male)	55.9	53.4	49.7
Average Age (Female)	57.7	56.2	54.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	354	1,047
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$87,044	\$88,232	\$92,974
Average House Value	\$319,765	\$308,382	\$297,952

2023 American Community Survey (ACS)



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