

4,374+/- SF Turn Key Restaurant/Bar with 2 bedroom Apt
2597 New York 394, Steamburg, NY 14783



OFFERING SUMMARY

Sale Price: \$1,375,000

Lot Size: 5.0 Acres

Building Size: 4,374 SF

Price / SF: \$314.36

PROPERTY OVERVIEW

Welcome to a prime commercial opportunity at 2597 Route 394 in Steamburg, NY! This turn-key property is a fully equipped restaurant/bar with 2 bedroom apartment offering a fantastic business venture in a high-traffic location just off Interstate 86 (Southern Tier Expressway). The property features ample parking facilities, making it convenient for customers and staff alike.

Ready to operate with all necessary kitchen equipment and furnishings. Spacious parking lot to accommodate a high volume of customers. Situated just off I-86, ensuring a steady flow of potential customers. Suitable for various business models, including dining, retail, and service operations.

LOCATION OVERVIEW

Proximity to I-86: Less than a mile from exit 17, providing easy access for travelers. Close to popular destinations and amenities in the Steamburg area. 11 minutes to Salamanca Casino and 30 minutes to Ellicottville.

PROPERTY HIGHLIGHTS

- Fully Equipped Restaurant
- Ample Parking
- High Traffic Location
- Versatile Space

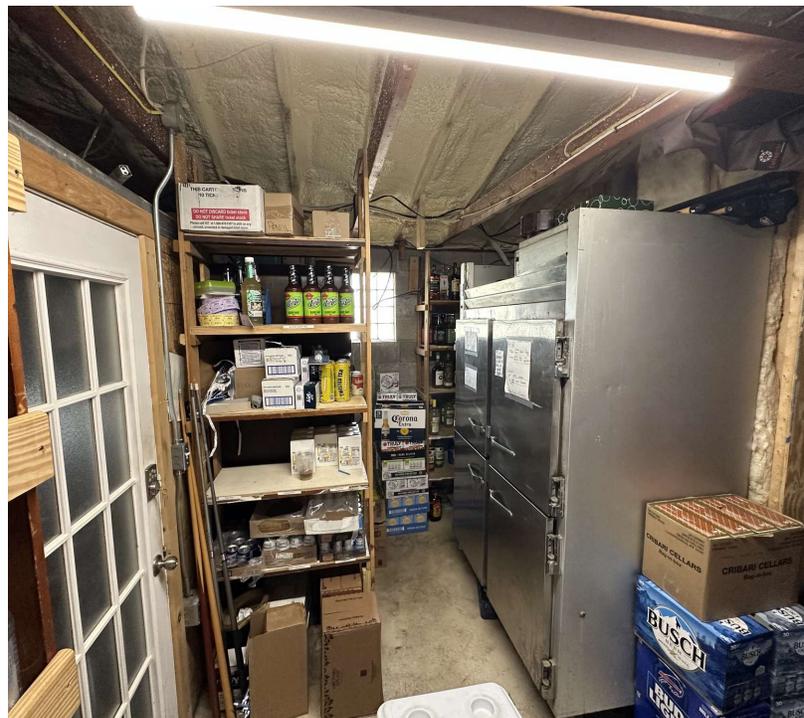
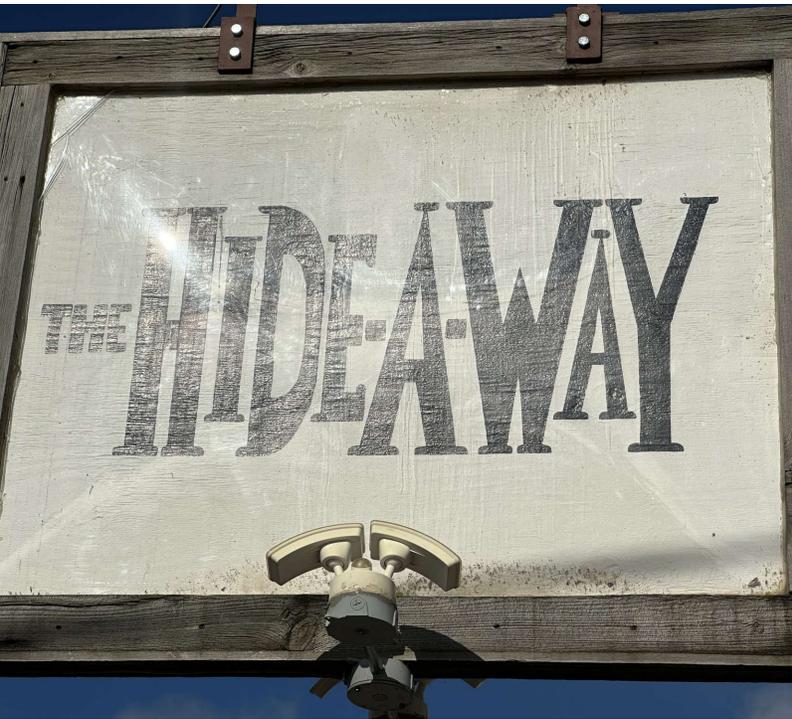


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

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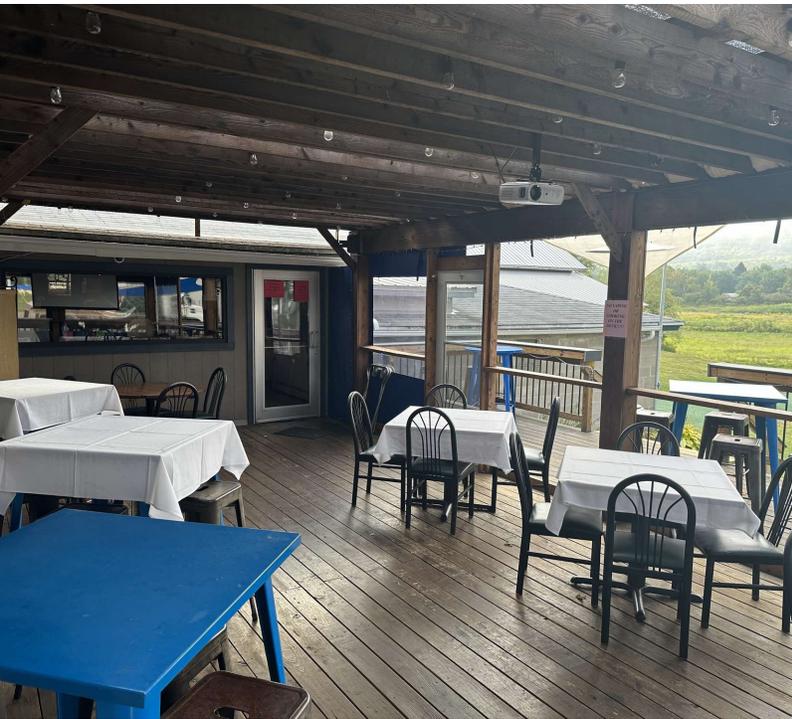


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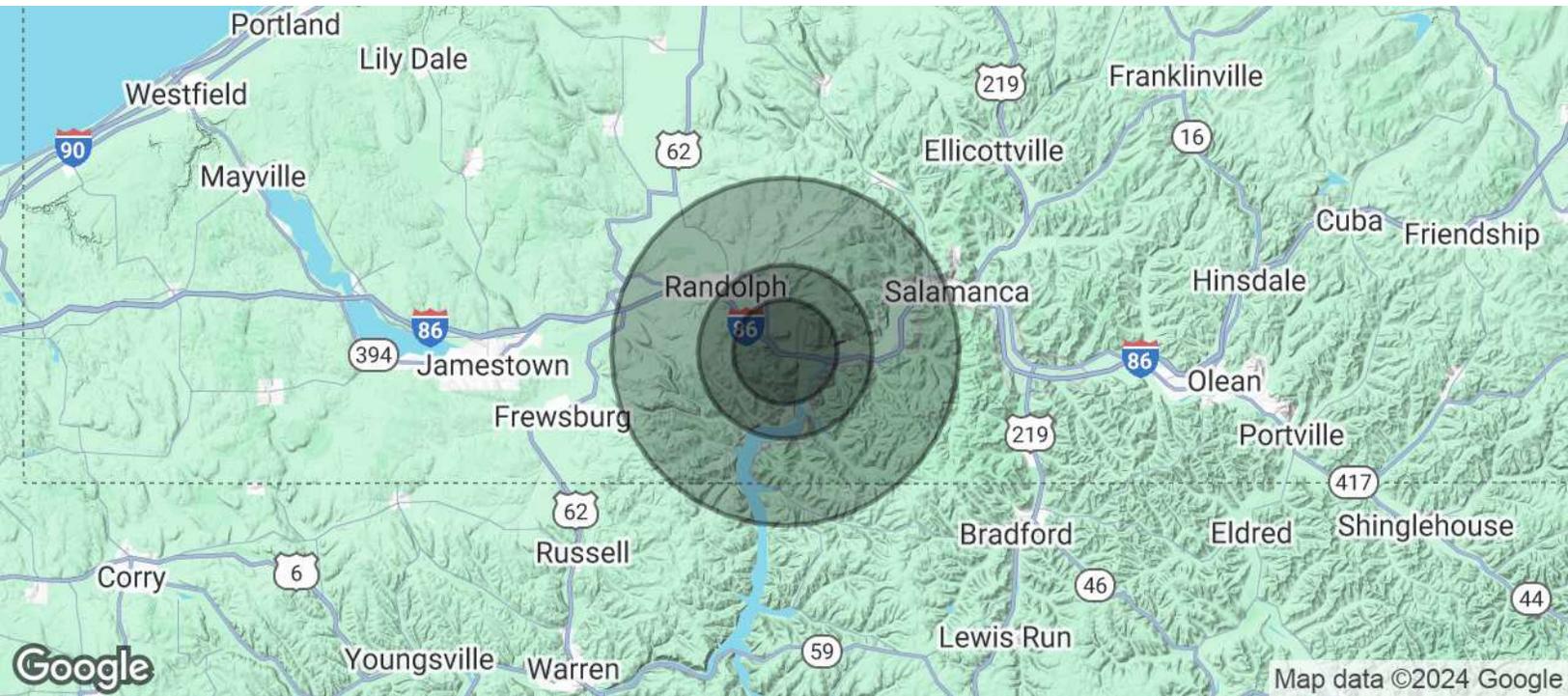


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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	831	2,118	8,068
Average Age	41	42	42
Average Age (Male)	42	42	42
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	337	848	3,191
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$76,773	\$77,808	\$76,553
Average House Value	\$156,201	\$164,620	\$161,812

Demographics data derived from AlphaMap



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