

# RESTAURANT/ RETAIL SPACE FOR LEASE

*6 First Ave NE  
Buffalo, MN 55313*







**RENTABLE SF**

4,000 SF

**LEASE RATE**

\$12.00/SF

**OPERATING / TAXES**

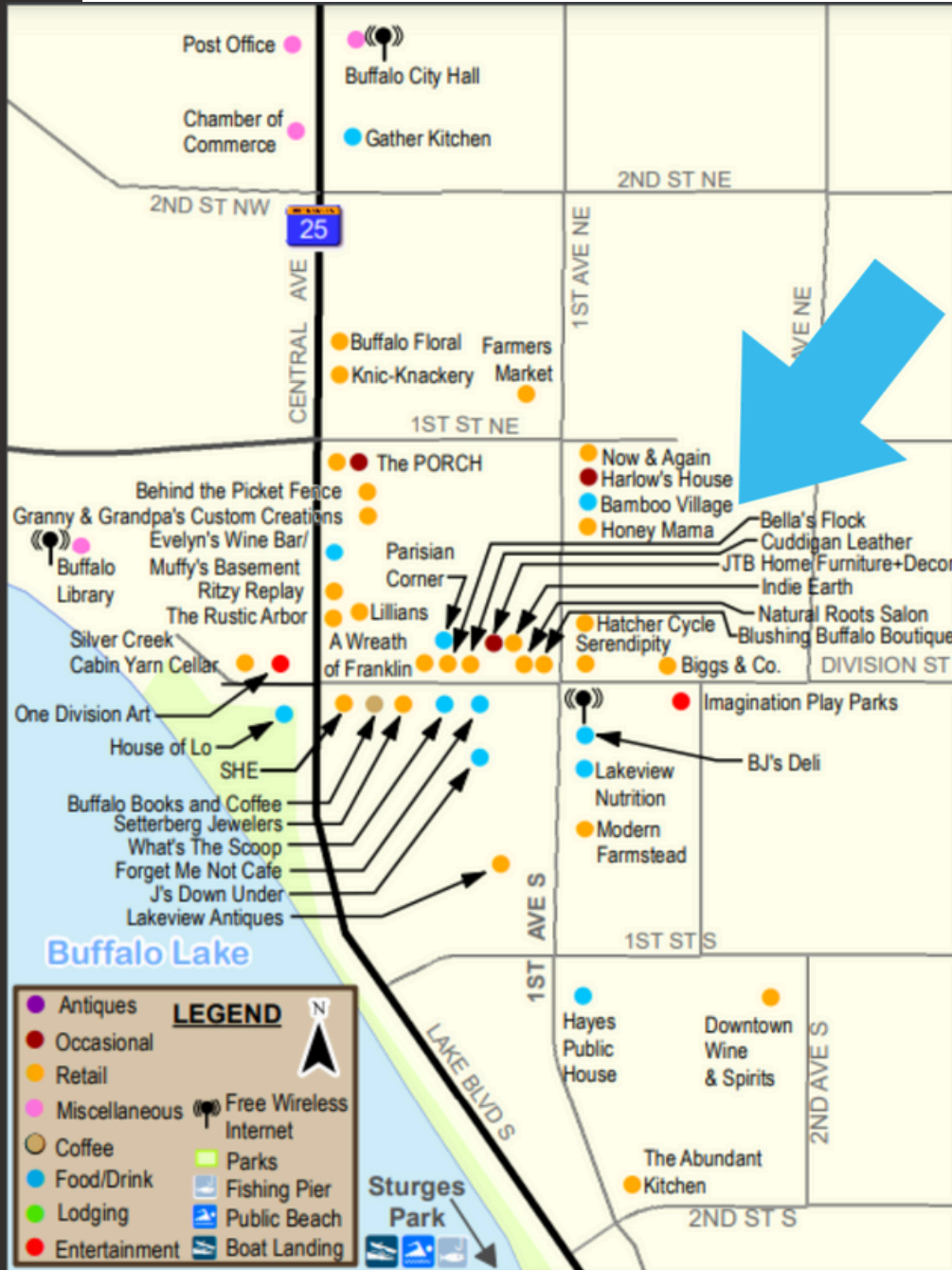
\$2.00/SF

**OPPORTUNITY**

This 2nd generation restaurant space is located in the heart of downtown Buffalo, two blocks from Buffalo Lake. There is potential for conversion into a retail store.

Includes a full kitchen with a hood and grease trap and an open dining room in the front. In the back there is a large room which can be used for additional dining or as a party room. There is potential for a large outdoor patio to be built in the adjacent vacant lot. The building exterior was recently painted and the apartment above the restaurant is a newly renovated Airbnb.





## Demographics

	2 Mile	5 Mile	10 Mile
2023 Population	13,920	21,417	66,319
Avg Household Income	\$95,162	\$103,818	\$106,015
Daytime Employees	12,699	13,881	28,668

## CONTACT

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