

Restaurant For Sale

2201 Hyde Park Blvd, Niagara Falls, NY 14305



OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.39 Acres
Year Built:	1935
Building Size:	4,345 SF
Renovated:	2023
Zoning:	C3
Price / SF:	\$86.31

PROPERTY OVERVIEW

The 4,345 SF building is currently configured for food service and is fully functional and operational, offering a turnkey setup for a similar use. The first floor features bar and table seating on one side with a kitchen on the other, including a dedicated dough mixing room, walk-in freezer, and 9-foot hood vent. The second floor offers a spacious banquet area with potential for continued event use or conversion to a residential apartment. The roof was serviced in 2026. Sale includes real estate, building, and land only, business and name are not included. This flexible layout presents an excellent opportunity for owner-users, investors, or redevelopment in a high-visibility location.



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LOCATION DESCRIPTION

Positioned along highly traveled Hyde Park Blvd in Niagara Falls, 2201 Hyde Park Blvd offers outstanding visibility in one of the city's most recognizable commercial corridors. This well-known location has been home to the same establishment for 36 years, making it a local landmark with strong community familiarity. The site benefits from convenient access to surrounding neighborhoods, nearby retail, and major thoroughfares. The property spans approximately 0.35 acres and includes a large gravel parking lot in the rear, providing ample additional parking. An outdoor patio area offers added flexibility for seasonal seating or customer use.

PROPERTY HIGHLIGHTS

- Iconic Hyde Park Blvd location in Niagara Falls, home to the same establishment for 36 years with excellent visibility
- 4,345 SF building on 0.35 acres with outdoor patio and large rear gravel parking lot
- Turnkey first floor layout with bar/table seating, full kitchen, dough mixing room, walk-in freezer, and 9' hood vent
- Second floor banquet space with potential conversion to residential apartment
- Sale includes real estate only (building and land) business and name not included

ADDITIONAL PHOTOS

Restaurant For Sale

2201 Hyde Park Blvd, Niagara Falls, NY 14305

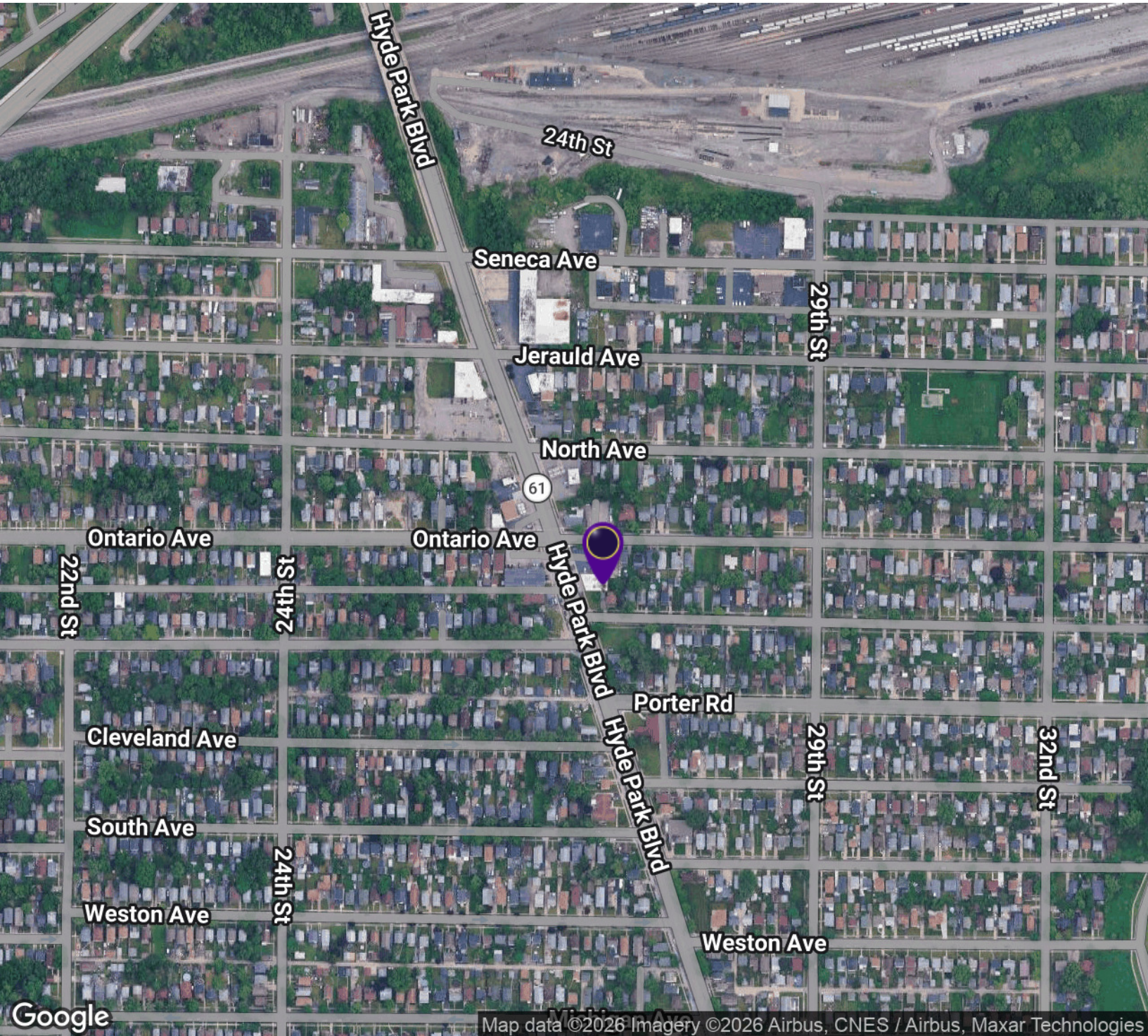


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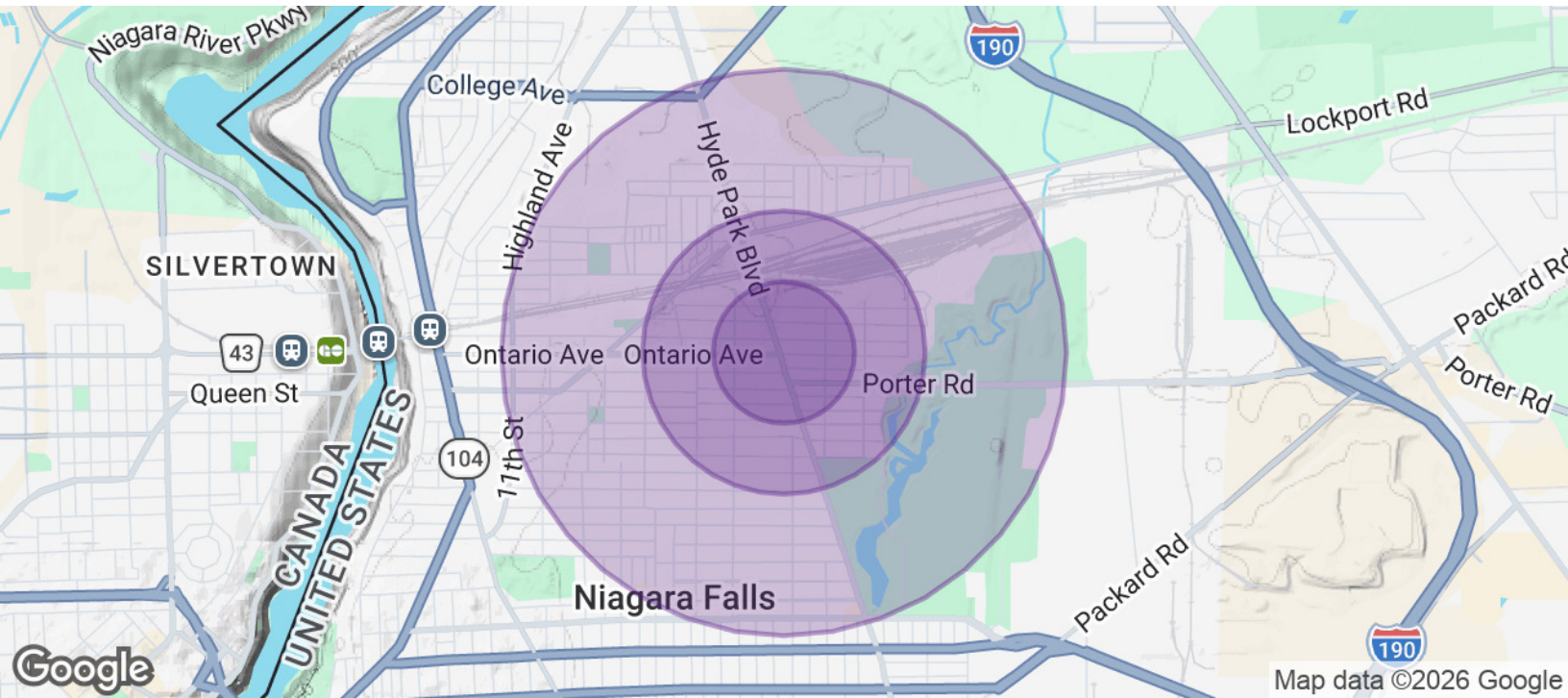


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	960	3,829	11,763
Average Age	36.2	36.7	36.5
Average Age (Male)	32.9	35.2	34.8
Average Age (Female)	42.9	40.5	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	454	1,754	5,356
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$72,647	\$66,781	\$60,078
Average House Value	\$101,368	\$96,711	\$85,374

2023 American Community Survey (ACS)



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