

Established Restaurant - Business, Goodwill & Equipment for Sale

938 Maple Rd., Amherst, NY 14221



OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	1.82 Acres
Year Built:	1978
Building Size:	12,715 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Offered for sale is a rare opportunity to acquire a long-standing, highly regarded restaurant operation in the heart of Williamsville. The business has successfully served the community for over 20 years, earning strong brand recognition, repeat clientele, and significant goodwill. The restaurant occupies approximately 4,800 ± SF within an established 12,715 ± SF strip center. The building was constructed in 1978 and offers excellent visibility, convenient ingress/egress, and ample shared parking. This offering includes the Business, Goodwill, and Furniture, Fixtures & Equipment (FF&E). Real estate is not included. Food truck with accompanying trailer available for purchase at an additional cost. Provides expansion opportunities for off-site events, catering, festivals, and mobile branding. Optional asset, not included in base purchase price.

LOCATION OVERVIEW

Centrally located in the Northtowns, the property benefits from strong demographics, excellent accessibility, and consistent daily traffic generated by surrounding commercial and residential uses.

PROPERTY HIGHLIGHTS

- 20+ years in continuous operation
- Business, Goodwill & Equipment for Sale
- 4,800 ± SF restaurant space
- Located within a 12,715 ± SF strip center
- Occupancy of approximately 194

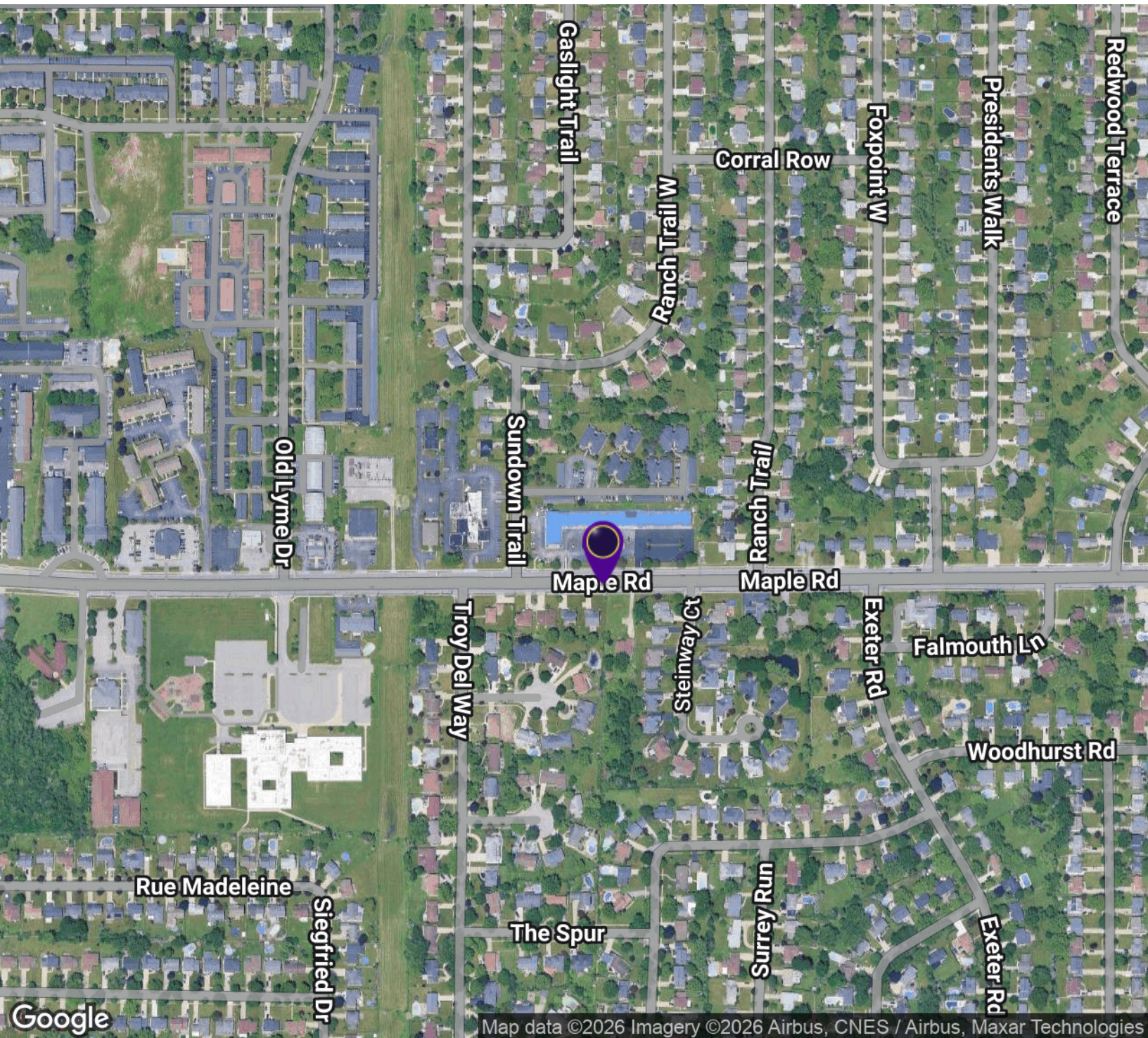
ADDITIONAL PHOTOS

Established Restaurant - Business, Goodwill & Equipment for Sale
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LOCATION MAP

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NY & PA Licensed Broker

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