

TURNKEY RESTAURANT / BUSINESS OPPORTUNITY

77 E Main St #1305, Westfield, NY 14787



OFFERING SUMMARY

Sale Price:	\$200,000
Year Built:	1900
Building Size:	1,235 SF
Zoning:	B-1
Price / SF:	\$161.94

PROPERTY OVERVIEW

Rare opportunity to acquire a fully operational, turnkey restaurant and pizza shop in the heart of Downtown Westfield, NY. CJ's Pizza & Subs is a well-established, full-service restaurant located along East Main Street, offering excellent visibility, foot traffic, and proximity to complementary retail and municipal uses. The offering includes 1,235± square feet of commercial space, along with the business, equipment, recipes and goodwill, making this an ideal acquisition for owner-operators or investors seeking an established food-service concept. Turnkey operation – walk in and operate day one.

LOCATION OVERVIEW

Situated on East Main Street, the property benefits from high visibility, convenient access, and a dense mix of residential, retail, and service-oriented businesses. Westfield's walkable downtown environment supports steady traffic from locals and visitors alike.

PROPERTY HIGHLIGHTS

- 1,235± SF full-service restaurant / pizza shop
- Real Estate + Business + Goodwill Included
- Fully equipped kitchen and food prep area
- Dine-in, takeout, and delivery-ready layout
- Prime Main Street location in Downtown Westfield

ADDITIONAL PHOTOS

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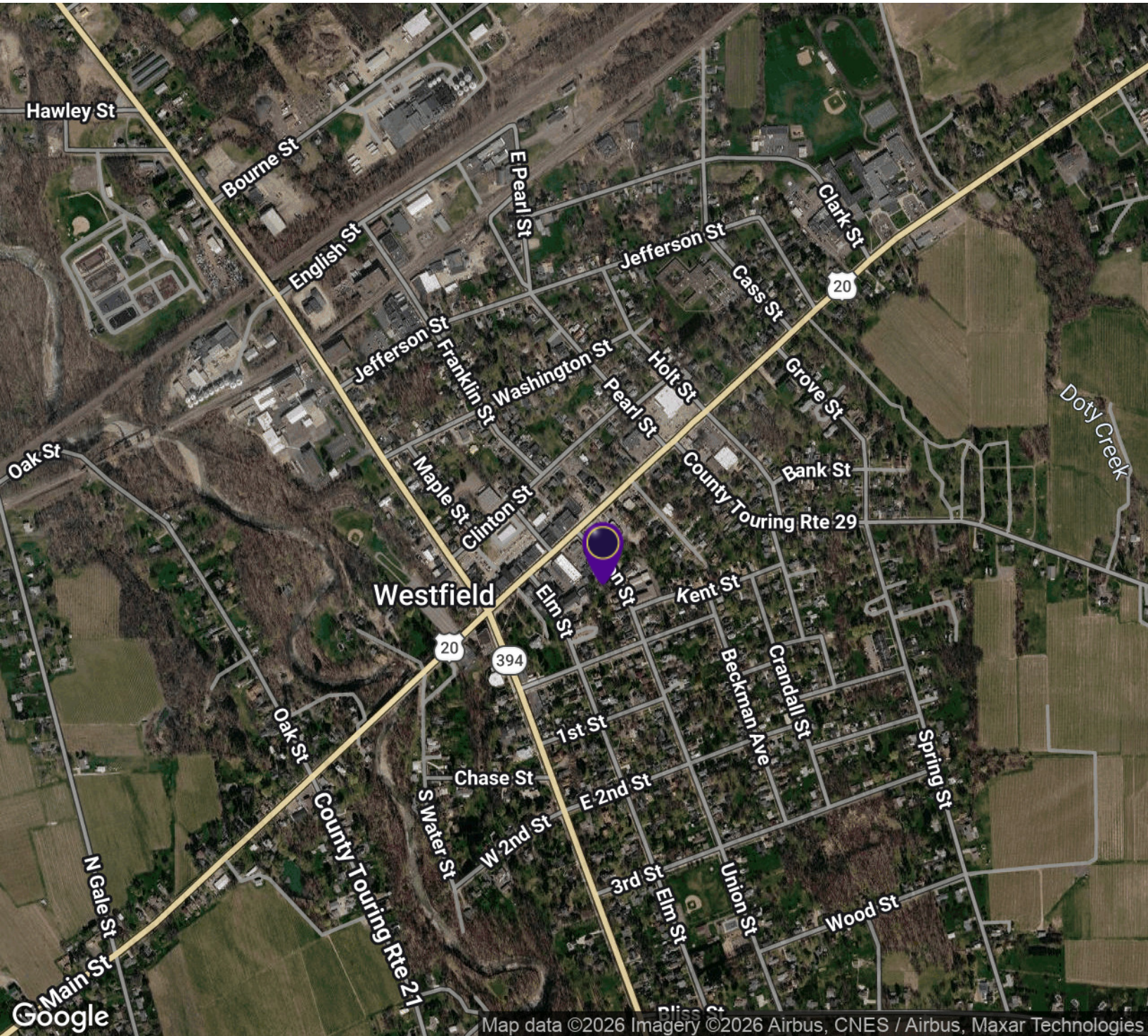
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LOCATION MAP

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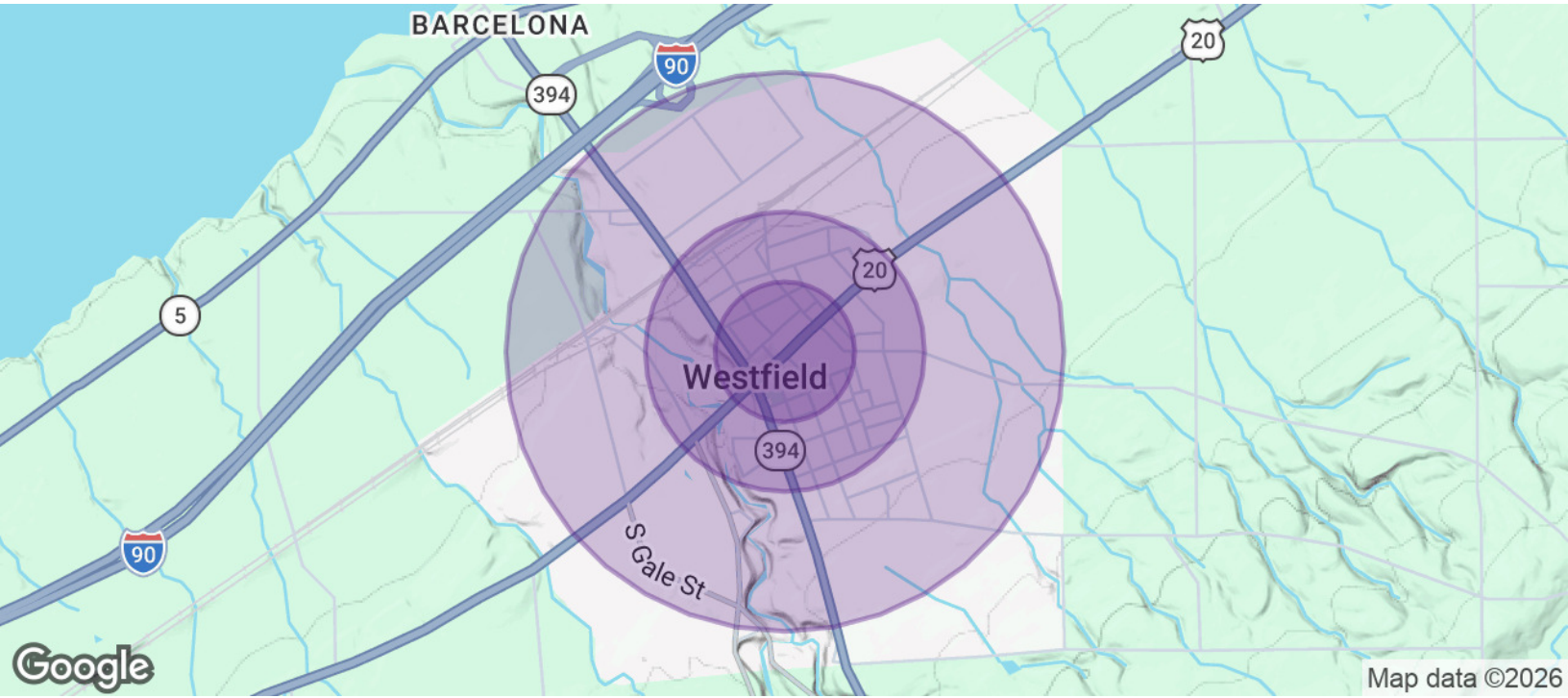


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	360	1,014	1,658
Average Age	47.7	47.5	47.0
Average Age (Male)	37.7	38.1	40.3
Average Age (Female)	52.6	52.2	50.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	177	501	814
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$53,490	\$53,389	\$54,205
Average House Value	\$111,358	\$111,067	\$115,182

2023 American Community Survey (ACS)



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