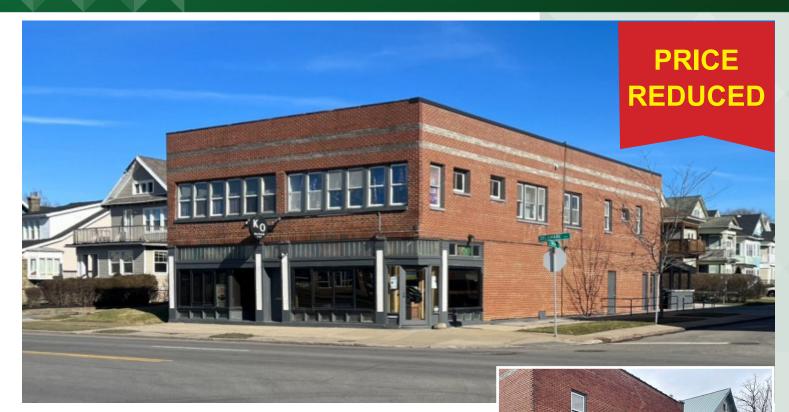
FOR SALE

Turnkey Restaurant/Bar

2265 Delaware Ave, Buffalo, New York 14216



PROPERTY HIGHLIGHTS

- · Fully turnkey bar/restaurant with many upgrades
- · Capacity 98 with additional outdoor seating
- · Lots of original charm, hardwood floors and tin ceilings
- · Large comfortable bar lounge, with separated dining area
- · Generous covered outdoor patio with 40+ capacity
- Two spacious second floor apartments with separate utilities
- · Dry full basement
- · Great North Buffalo location, just South of Hertel Ave, North of the Scajaguada Expressway (Route 33)
- · Great demographics and traffic counts
- Price Reduced to \$665,000 (was \$680,000)







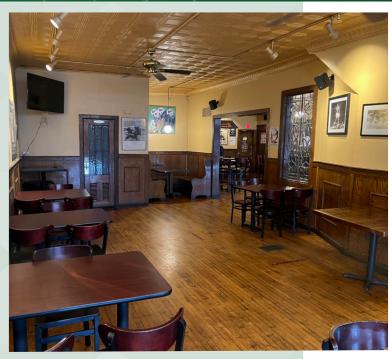
716.830.8943

Gregory Zadrozny Associate Real Estate Broker

FOR SALE

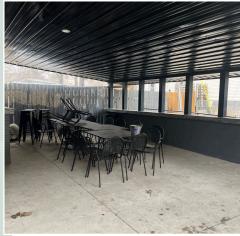
Turnkey Restaurant/Bar

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POPULATION 348,705



DAYTIME EMPLOYEES 210,792



HOUSEHOLDS 152,533



AVERAGE HH INCOME \$70,202



Gregory Zadrozny
Associate Real Estate Broker 716.830.8943