

FOR SALE / LEASE 3036 Seneca Street

West Seneca, New York

7,600 – 8,540 <u>+</u> SF AVAILABLE FOR SALE / LEASE

TURN-KEY BAR / RESTAURANT OPPORTUNITY

BUILDING FEATURES	
Total Building Size	8,540 <u>+</u> Sq. Ft.
Total Available For Lease	7,600 <u>+</u> Sq. Ft.
Lot Size	1.05 <u>+</u> Acres
Zoning	C25

Property Highlights

- Turn-key bar / restaurant opportunity available for sale or lease
- Ideally located at the signalized intersection of Seneca Street and Center Road
- Upstairs apartment available
 providing additional income
- · Recently renovated

- Newly paved parking lot
- Ample parking on-site
- Easy access from major interstates
- Area amenities include: retail, restaurants, banks, Cazenovia Park, and more
- Ideal for: bar / restaurant

For more information, contact: **RICHARD J. SCHECHTER Associate Real Estate Broker** 716.852.7500 x102 - office <u>rschechter@pyramidbrokerage.com</u>

RICHARD RYALL LEDYARD Real Estate Salesperson 716.852.7500 x113 rledyard@pyramidbrokerage.com

14 Lafayette Square, Suite 1900 Buffalo, New York 14203 phone: +1 716 852-7500



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	8,250	97,421	191,585
Average Household Income	\$65,388	\$64,070	\$62,454
			🎒 ESRI

pyramidbrokerage.com

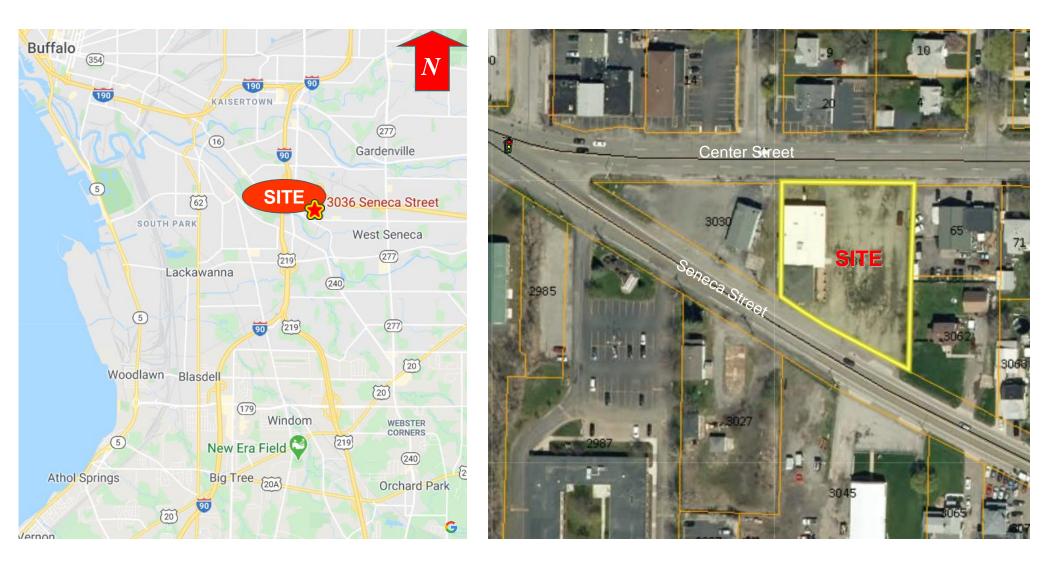
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE / LEASE 3036 Seneca Street

West Seneca, New York



Location Map

Aerial

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property ourer(s). As applicable, we make no representation as the condition of the property (or properties) in question.