

7,600 – 8,540 ± SF AVAILABLE FOR SALE / LEASE

TURN-KEY BAR / RESTAURANT OPPORTUNITY

BUILDING FEATURES

Total Building Size	8,540 ± Sq. Ft.
Total Available For Lease	7,600 ± Sq. Ft.
Lot Size	1.05 ± Acres
Zoning	C25

Property Highlights

- Turn-key bar / restaurant opportunity available for sale or lease
- Newly paved parking lot
- Ideally located at the signalized intersection of Seneca Street and Center Road
- Ample parking on-site
- Upstairs apartment available providing additional income
- Easy access from major interstates
- Recently renovated
- 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
rschechter@pyramidbrokerage.com

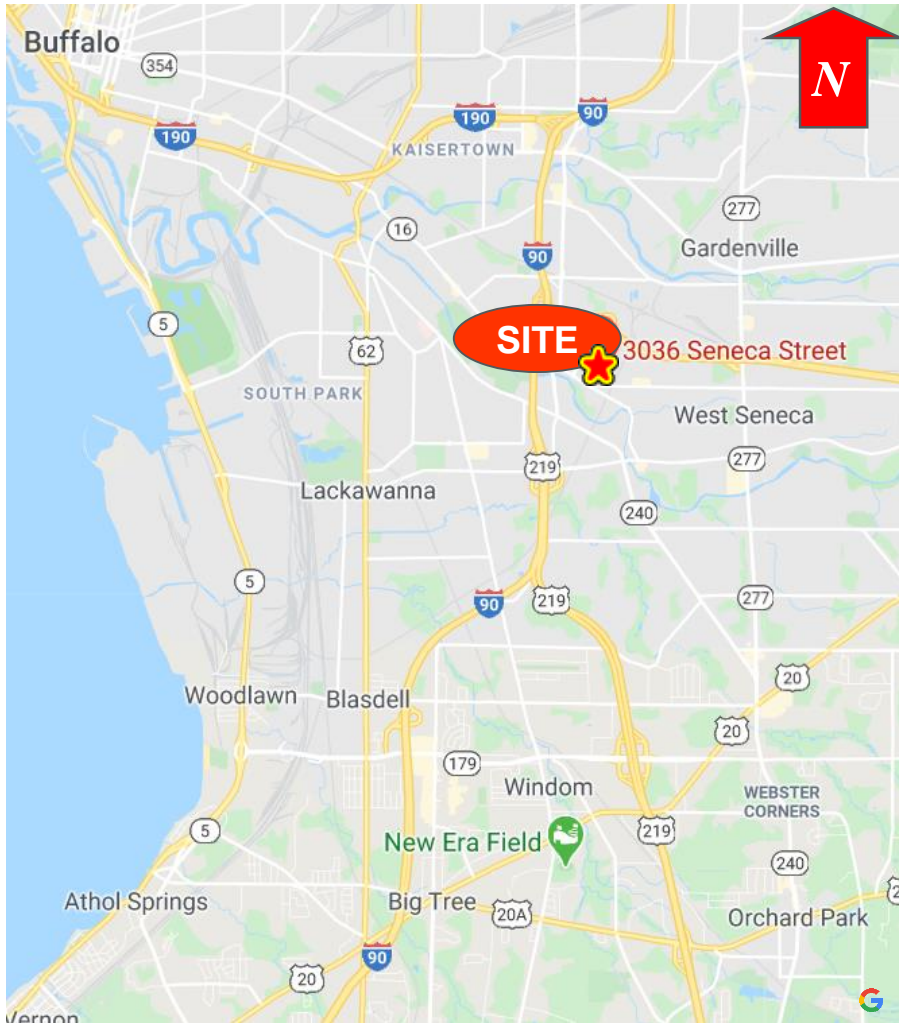
RICHARD RYALL LEDYARD
 Real Estate Salesperson
 716.852.7500 x113
rledyard@pyramidbrokerage.com

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

pyramidbrokerage.com

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





Location Map



Aerial