

HUNT
Since 1911

COMMERCIAL

FOR SALE

2990 Route 39, Collins, NY 14134



TURN KEY RESTAURANT of 2182 SF sitting on 4 acres of pristine green space in southern Erie County. Building, business, and FFE included. Property lease option available with the purchase of the business. Well-maintained property features large dining room, fully equipped kitchen, full bar, private side room for gatherings. Property consists of several upgrades to include new solar light pole, laminate floors, furnace (2018), A/C (2018), Hot H2O Tank (2018), and more! Interior seats appx 60, Outdoor covered patio seats appx 40.

Long-term successful business operating for over 14 years, on and off-site. Owner takes great pride in business built from scratch and will extend agreed upon # of hours to assist new owner in taking over business. Located on a main highway with ample space and a gorgeous pond for outdoor events. High volume of both regular and seasonal transient clientele with highest guest ratings in area. Strong existing customer base with positive cash flow and opportunity for increased cash flow.

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HUNT Commercial Real Estate Corporation
403 Main Street, Suite 400, Buffalo, New York 14203

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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PROPERTY OVERVIEW		DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Lot Size	4.38 +/- acres	Total Population	123	4,306	9,385
Total SF	2,200 +/- SF	Total Households	49	690	2,701
Year Built	1971	Ave. Annual Income	\$66,000	\$62,321	\$43,205
Stories	1				
Parking	On Site				

