

**RESTAURANT FOR SALE** 246 Park Avenue

Lockport, New York

## **CITY OF LOCKPORT TURN-KEY RESTAURANT OPPORTUNITY**

BUILDING FEATURES	
Building Size	3,572 <u>+</u> Sq. Ft.
Parking	Street
Zoning	R1

## **Property Highlights**

- · Wagner's Restaurant For Sale- a Family Operated Area Staple for 60+ Years
- Well Established and Successful Pub / Restaurant with Seating for 75+
- · Located in the City of Lockport, NY in the Heart of Niagara County in a Densely Populated Area
- · Sale Includes the Business, Real Estate, Furniture, Fixtures and Equipment
- · Financials Available for Review by Qualified Purchasers
- · Well-Maintained Building with Updated Mechanics



DEMOGRAPHIC	5MILE	10 MILE	15 MILE
Population	43,788	100,911	361,120
Avg HH Income	\$71,595	\$89,008	\$89,483

For more information, contact:

John E. Mikoley Associate Real Estate Broker 716.983.1233 - cell jmikoley@pyramidbrokerage.com

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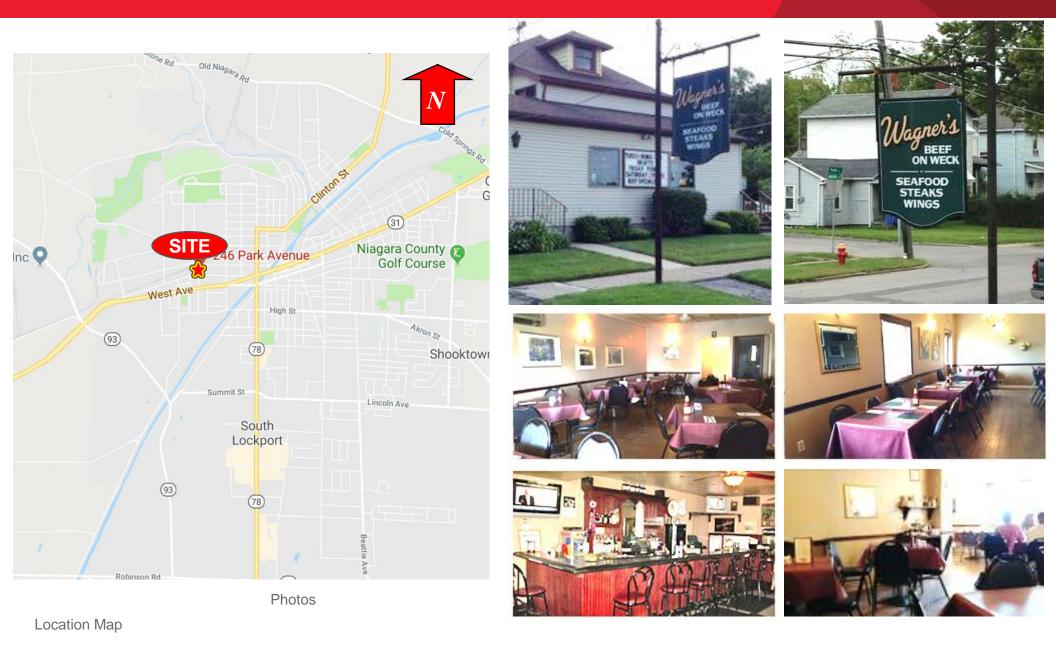
## WAGNER'S RESTAURANT FOR SALE

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



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