

CITY OF LOCKPORT TURN-KEY RESTAURANT OPPORTUNITY

WAGNER'S RESTAURANT FOR SALE

BUILDING FEATURES	
Building Size	3,572 ± 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

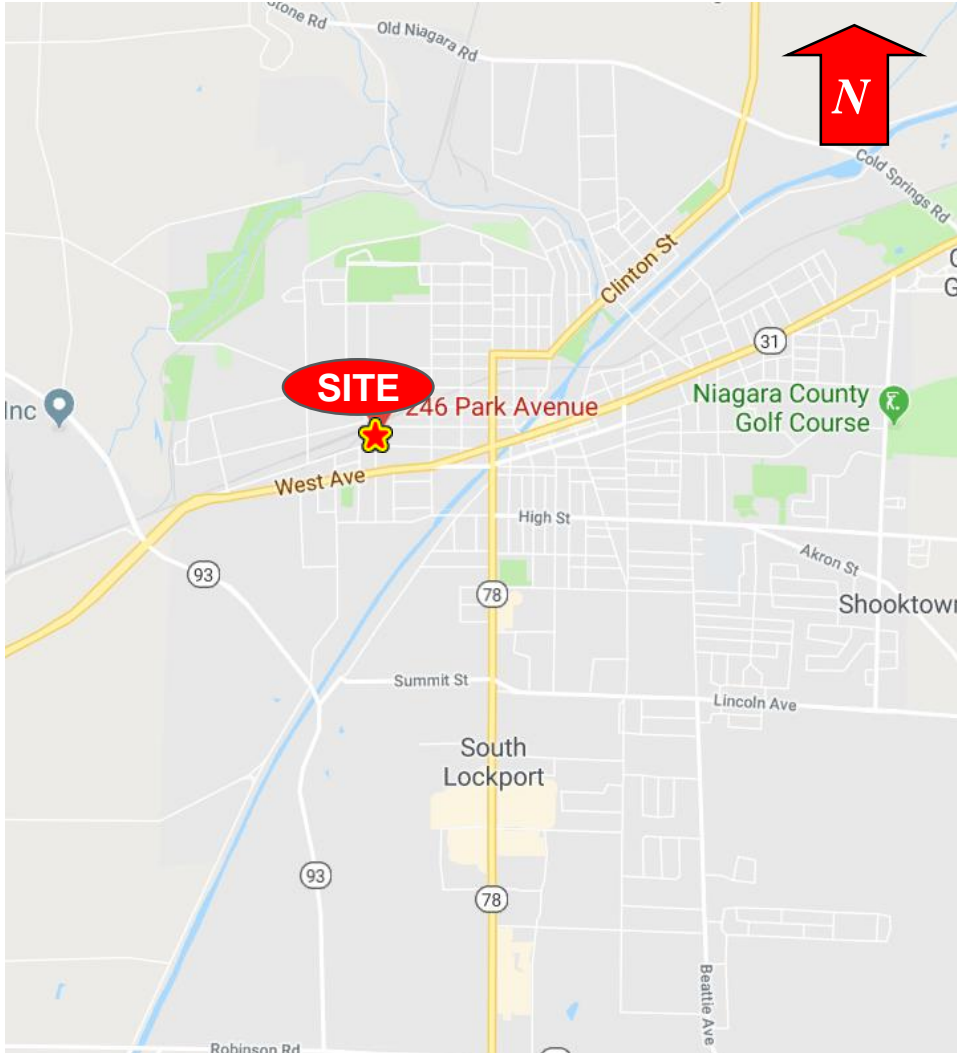
DEMOGRAPHIC	5MILE	10 MILE	15 MILE
Population	43,788	100,911	361,120
Avg HH Income	\$71,595	\$89,008	\$89,483

For more information, contact:

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

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

RESTAURANT FOR SALE
246 Park Avenue
Lockport, New York



Photos



Location Map