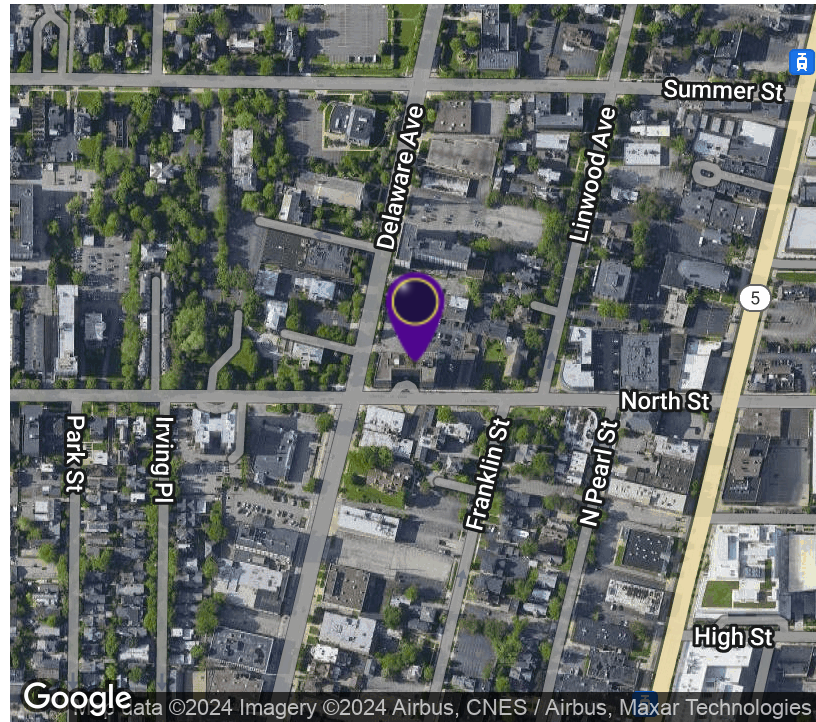


# Restaurant/Bar/Banquet Room

675 Delaware Avenue, Buffalo, NY 14209



## OFFERING SUMMARY

Available SF: 6,500 SF

Lease Rate: \$4,500.00 per month  
(Taxes, Water and Trash are included in the rent. Tenant responsible for all Utilities.)

Year Built: 1923

Building Size: 6,500 SF

## PROPERTY OVERVIEW

Premium location Full service Restaurant, Bar, Banquet Room available for Lease in the Westbrook Apartment Building. Turn Key opportunity to lease a Fully Furnished and Fully Equipped Kitchen with Dishwasher, Dough Mixer, Walk-In Cooler, Freezer, Deli slicer, Oven's/Stove/Pizza Oven. Pool table, 12 Bar Stools. Parking Lot and Off Street Parking available. Great customer base with over 100 tenants in the building. Taxes, Water and Trash are included in the rent. Tenant responsible for all Utilities.

## LOCATION OVERVIEW

Located in the Allentown Historic district on Delaware Avenue and North Street minutes from Main Street. Walking distance to the Medical Corridor, Canal side.

## PROPERTY HIGHLIGHTS

- 6,500+/- SF Space
- Premium location on Delaware Avenue
- Located in Westbrook Apartments Building
- Fully Furnished
- Fully Equipped Kitchen
- Over 100+/- Tenants in Building
- Located in Allentown Historic District
- Parking Lot and Off Street Parking available

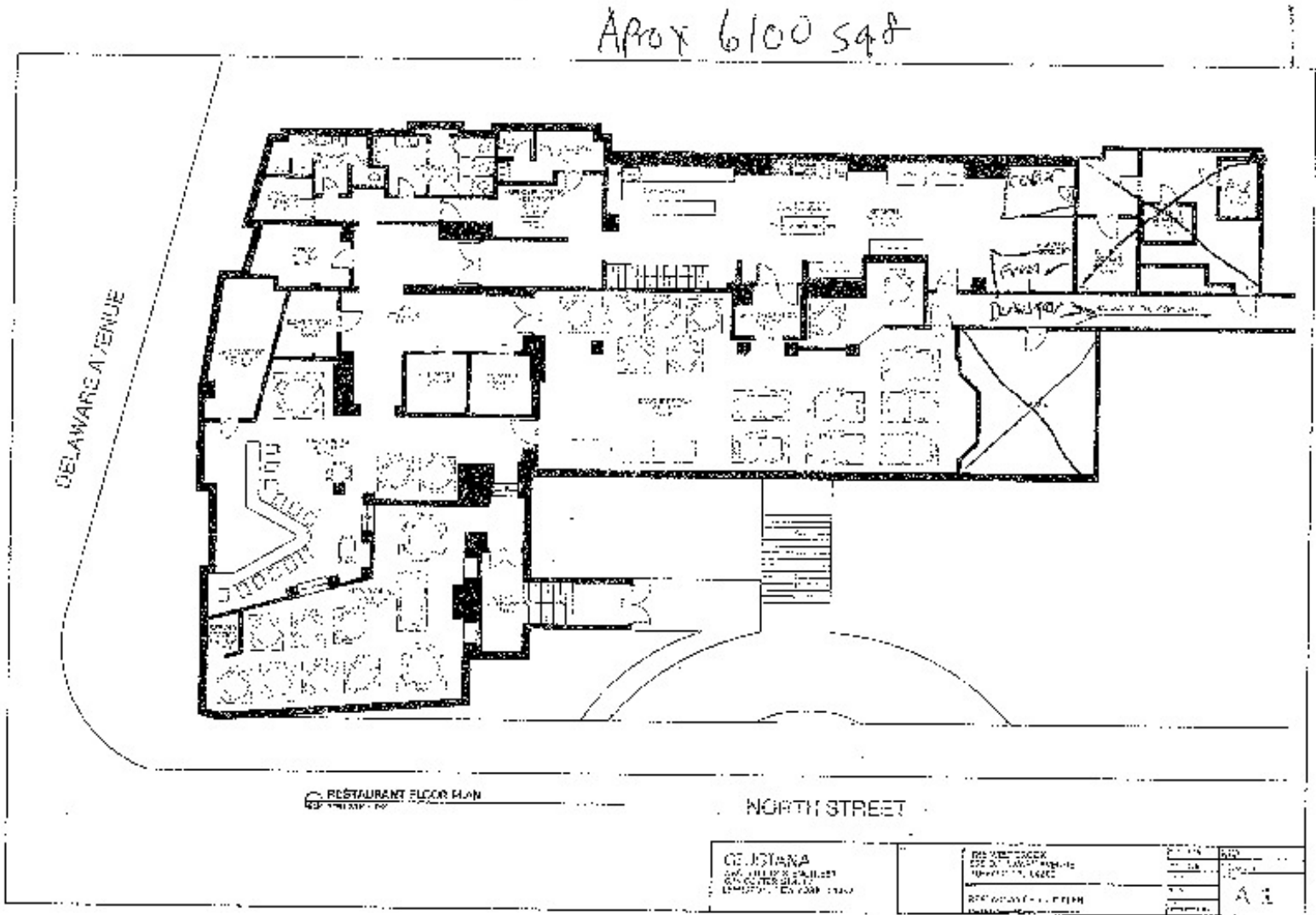


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ADDITIONAL PHOTOS

# Restaurant/Bar/Banquet Room

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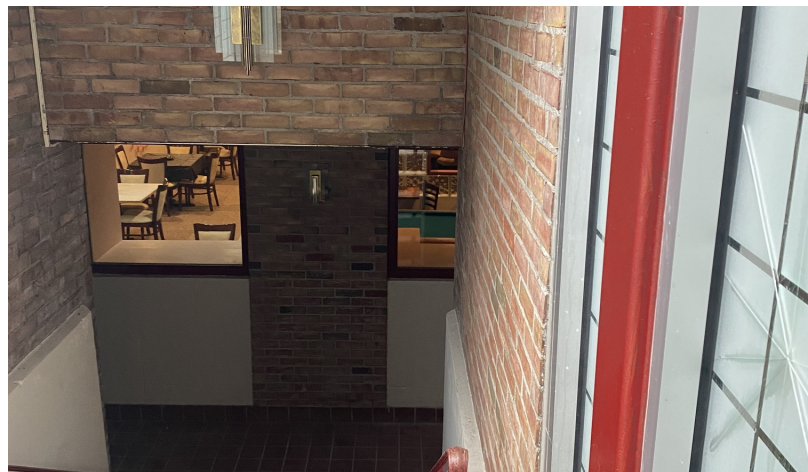
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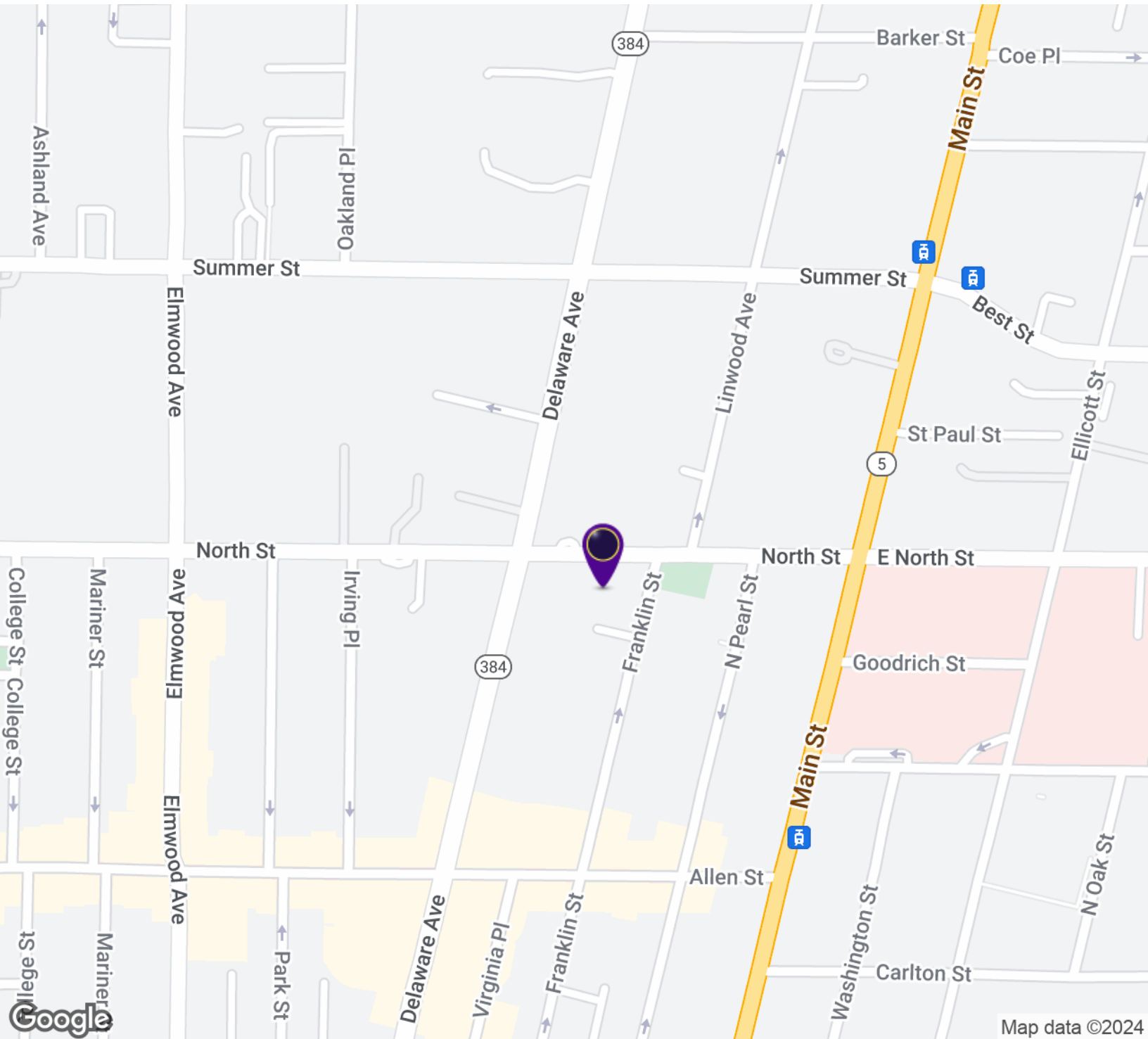
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# Restaurant/Bar/Banquet Room

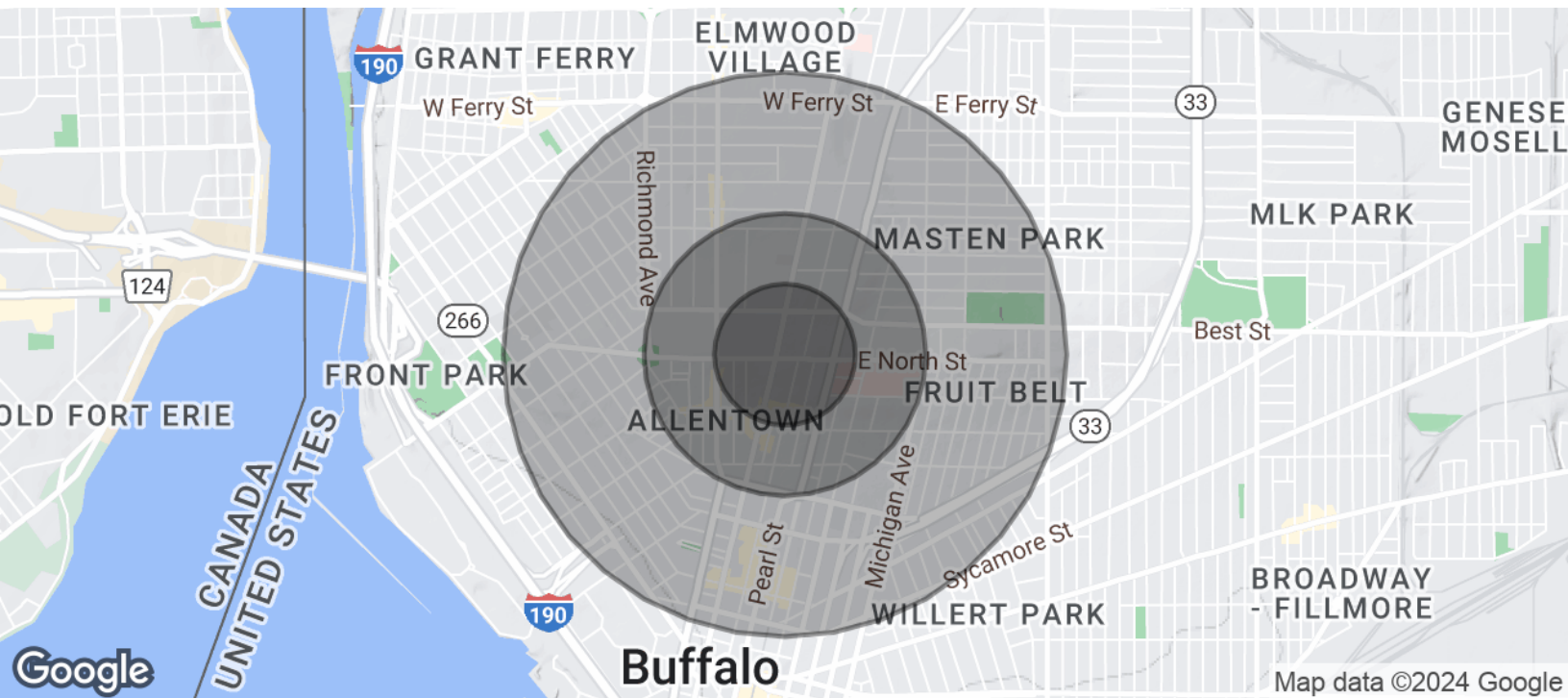
675 Delaware Avenue, Buffalo, NY 14209





# Restaurant/Bar/Banquet Room

675 Delaware Avenue, Buffalo, NY 14209



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,029	6,805	28,266
Average Age	41.7	40.2	37.2
Average Age (Male)	36.7	39.6	36.6
Average Age (Female)	39.7	37.8	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,912	5,342	18,243
# of Persons per HH	1.1	1.3	1.5
Average HH Income	\$39,084	\$47,304	\$51,398
Average House Value	\$85,701	\$190,010	\$215,334

\* Demographic data derived from 2020 ACS - US Census



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