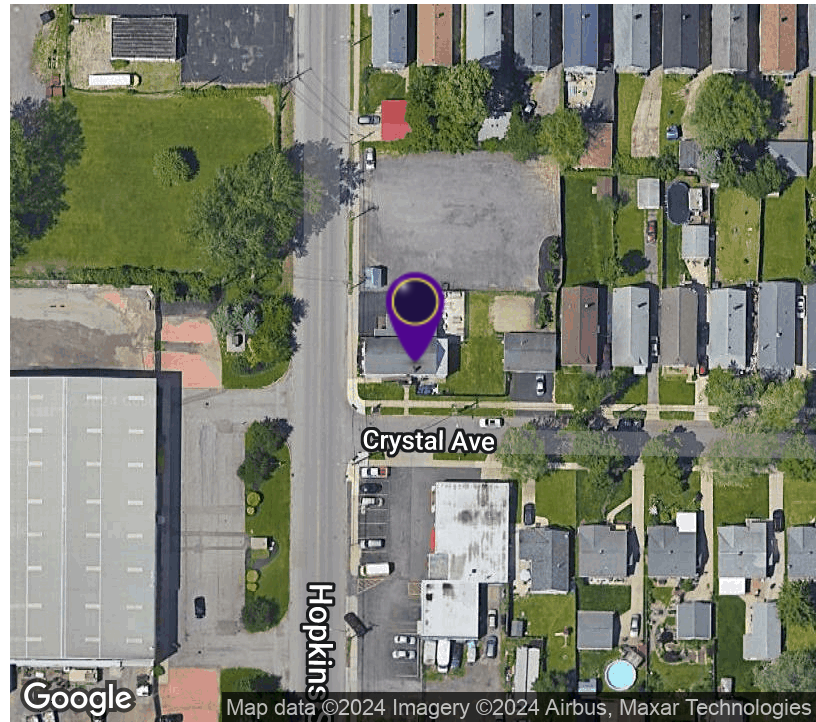


# Turn-Key Restaurant & Bar

317 Hopkins Street, Buffalo, NY 14220

**SALE PRICE****\$545,900****OFFERING SUMMARY**

Lot Size:	0.56 Acres
Year Built:	1920
Building Size:	4,632 SF
Renovated:	2019
Zoning:	Commercial
Price / SF:	\$117.85

**PROPERTY OVERVIEW**

An excellent opportunity for this Turn-Key Restaurant & Bar with two apartments is for sale in South Buffalo. This property has been updated within the last few years. The roof is 4 years old. Outdoor seating/patio plus a massive parking lot (with more room to expand) was recently updated. 30' bar with an extra seating area that can support 50 people comfortably. Wonderful atmosphere with the option to open or close the additional restaurant seating. The property has supported 200 people for events and with this layout of the kitchen being accessible to the Bar or Restaurant, any owner can run operations smoothly. All kitchen equipment is included in the price as well as the tables, chairs, bar, TVs, etc... Walk-In Freezer located off the kitchen with an additional Walk-In cooler in the basement. Above the bar is a 3 bed/1 bath apartment with a washer & dryer which has the potential to make \$1,500 per month and a second detached apartment located behind the bar which is a 1 bed /1 bath with the potential to make \$950 per month. 2 new air compressor units installed as well as new 1 ton AC units in the basement. Baseboard heat for the kitchen/bar & Forced Air for the apartments.



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# Turn-Key Restaurant & Bar

317 Hopkins Street, Buffalo, NY 14220



## LOCATION DESCRIPTION

Located close to Downtown Buffalo, NY on Hopkins street. This property is centrally located to all major southern Buffalo markets including Lackawanna, West Seneca, Hamburg, Orchard Park, and Cheektowaga. Easily accessible to New York State Thruway I-90 & I-190. Other major attractions to this site include Tesla Gigafactory, Mercy Hospital, Seneca Casino, Key Bank Center, Buffalo Harbor, Buffalo Riverworks, and Buffalo Botanical Gardens.

## PROPERTY HIGHLIGHTS

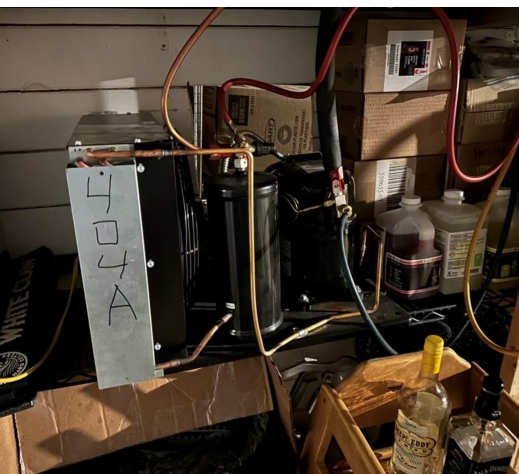
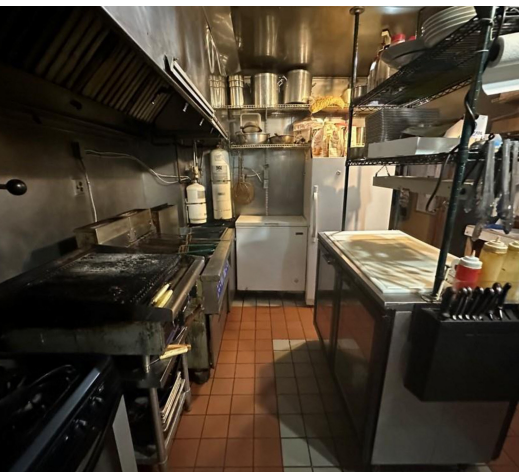
- Excellent Exposure
- Ample Off-Street Parking
- Fully Equipped Restaurant & Bar
- 2 Apartments for Additional income
- Turn Key Ready
- Close to Downtown Buffalo



ADDITIONAL PHOTOS

# Turn-Key Restaurant & Bar

317 Hopkins Street, Buffalo, NY 14220

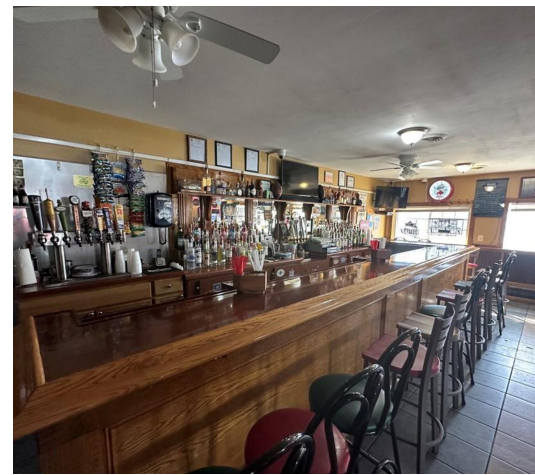




ADDITIONAL PHOTOS

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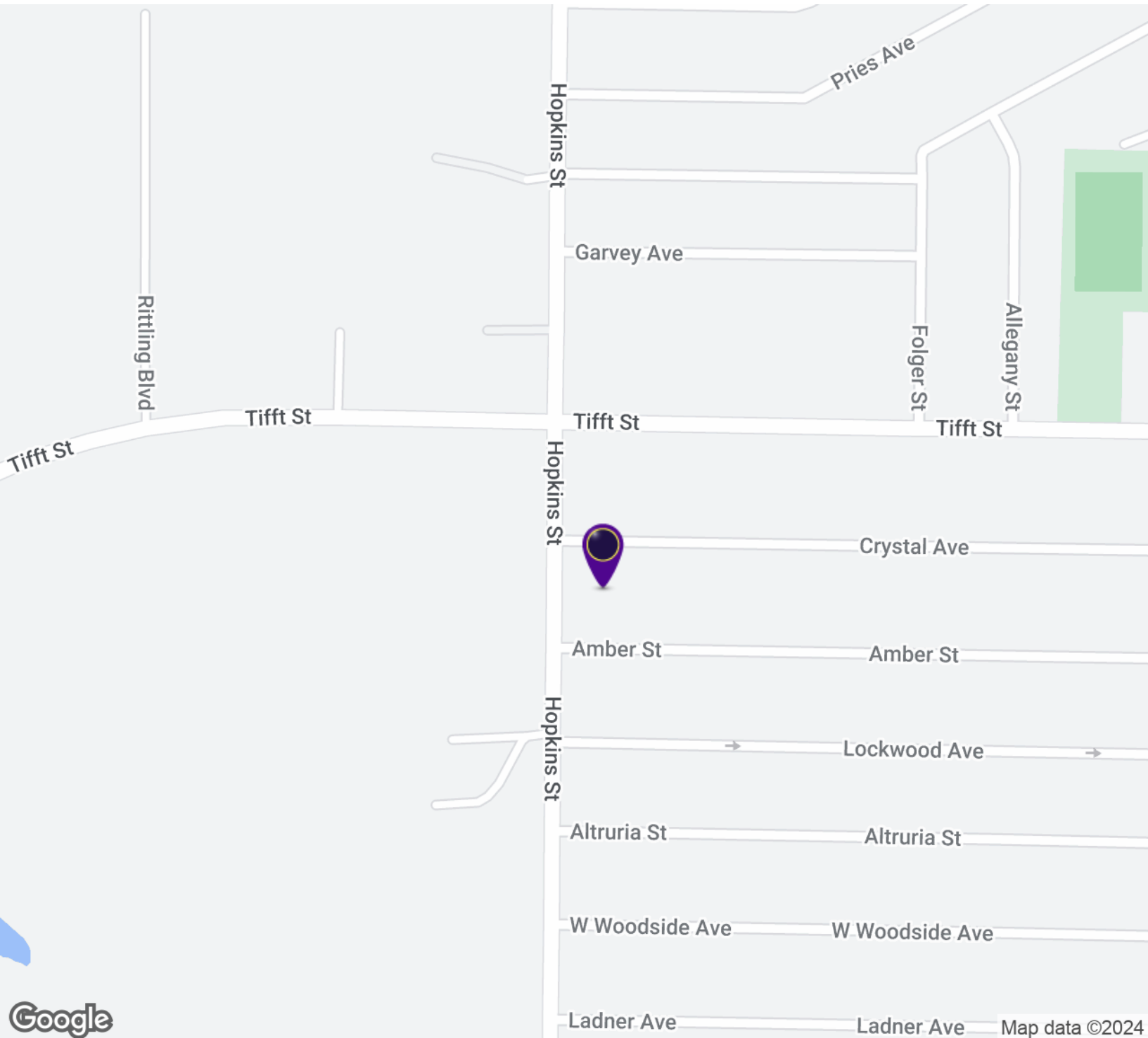
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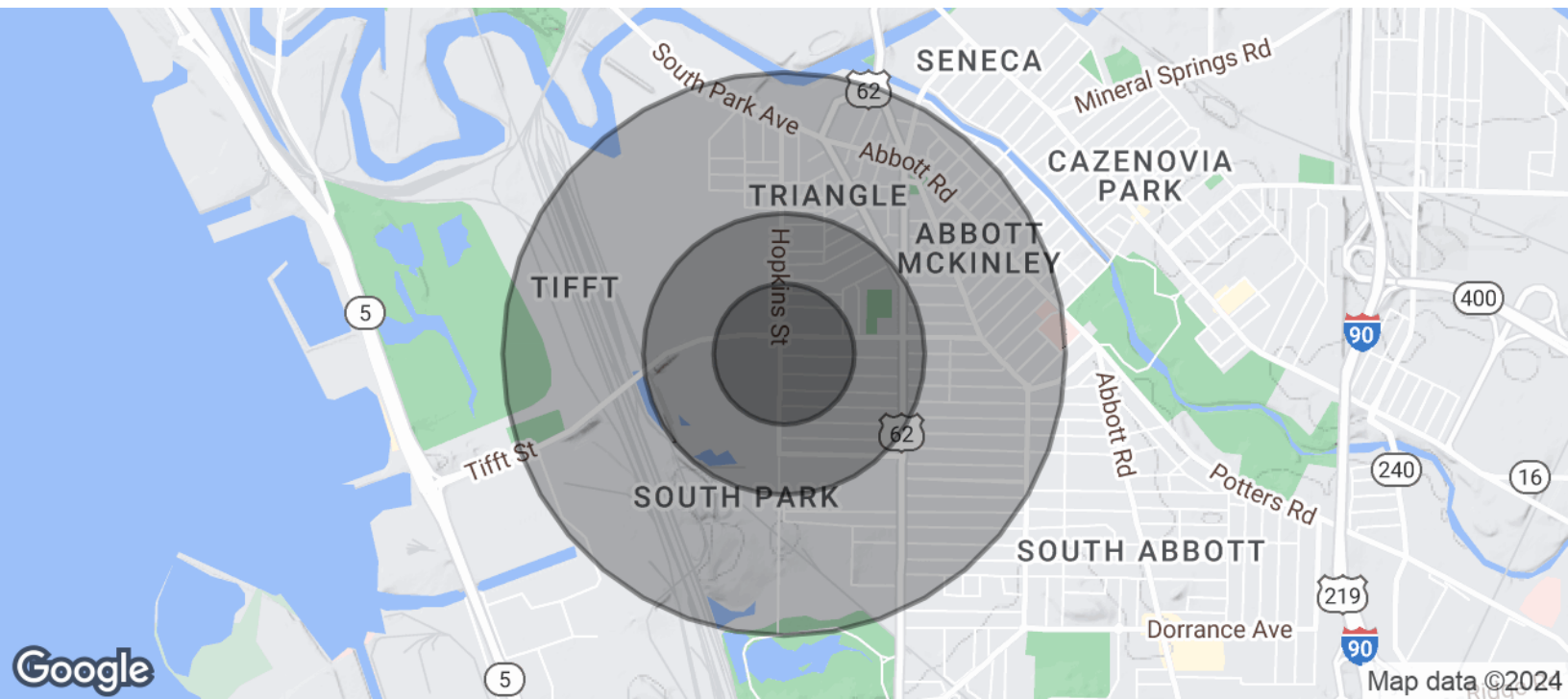
317 Hopkins Street, Buffalo, NY 14220





# Turn-Key Restaurant & Bar

317 Hopkins Street, Buffalo, NY 14220



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,014	3,781	14,217
Average Age	38.9	38.7	37.6
Average Age (Male)	35.7	35.2	35.4
Average Age (Female)	40.2	39.9	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	418	1,640	6,521
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$52,218	\$48,942	\$56,118
Average House Value	\$79,639	\$82,993	\$120,841

2020 American Community Survey (ACS)



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