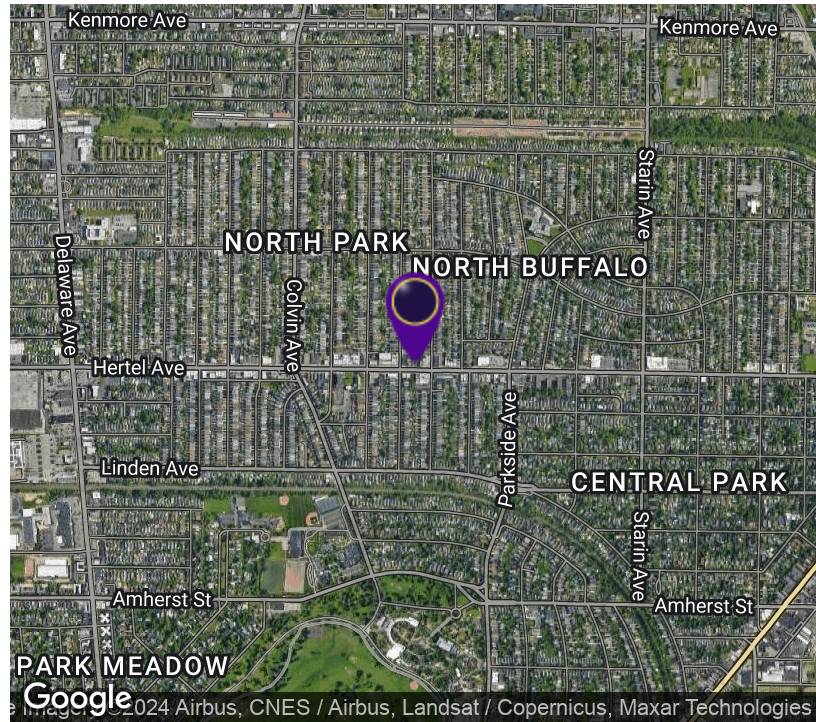


# Turn Key Mix-Use Property on Hertel Ave

## 1464 Hertel Avenue, Buffalo, NY 14216



### OFFERING SUMMARY

Sale Price:	\$749,999
Lot Size:	0.08 Acres
Year Built:	1920
Building Size:	5,574 SF
Renovated:	2020
Zoning:	C06 A07 N
Price / SF:	\$134.55

### PROPERTY OVERVIEW

This wonderful building located in the busy Hertel Ave business district, offers a turn key bar/restaurant that is fully equipped and was totally remodeled in 2020. This establishment has been in operation for 20 years until the owner retired. This must see property has three (3) apartments for either office space or an excellent revenue stream. Adjacent is a City of Buffalo owned parking lot (free of charge) room for 40 cars if huge benefit to the bar owner and tenants a like. This heavily trafficked by foot and car hotspot, with great demographics and dense population makes this a sure thing. This property is a must see for any bar owner looking for the perfect city location. Please call to view this great property.

### LOCATION OVERVIEW

Located in the hot, hip Hertel Ave. business district.

### PROPERTY HIGHLIGHTS

- Turn Key Bar/Restaurant
- Fully Equipped
- Adjacent parking lot 40+ cars (free parking)
- Near schools, banks, national and local food chains
- Bar fully remodeled in 2020
- Three (3) Apartments



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

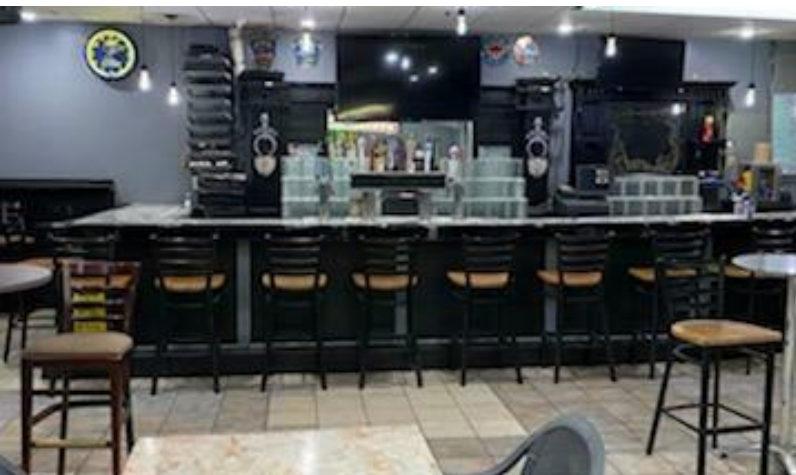
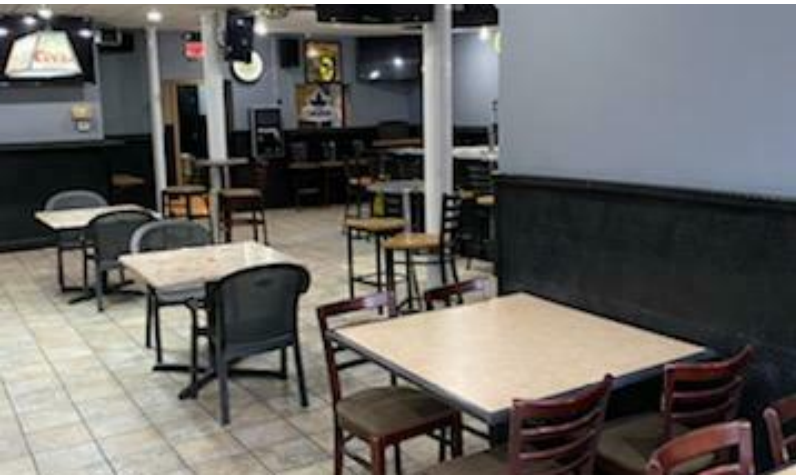
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
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## ADDITIONAL PHOTOS

# Turn Key Mix-Use Property on Hertel Ave

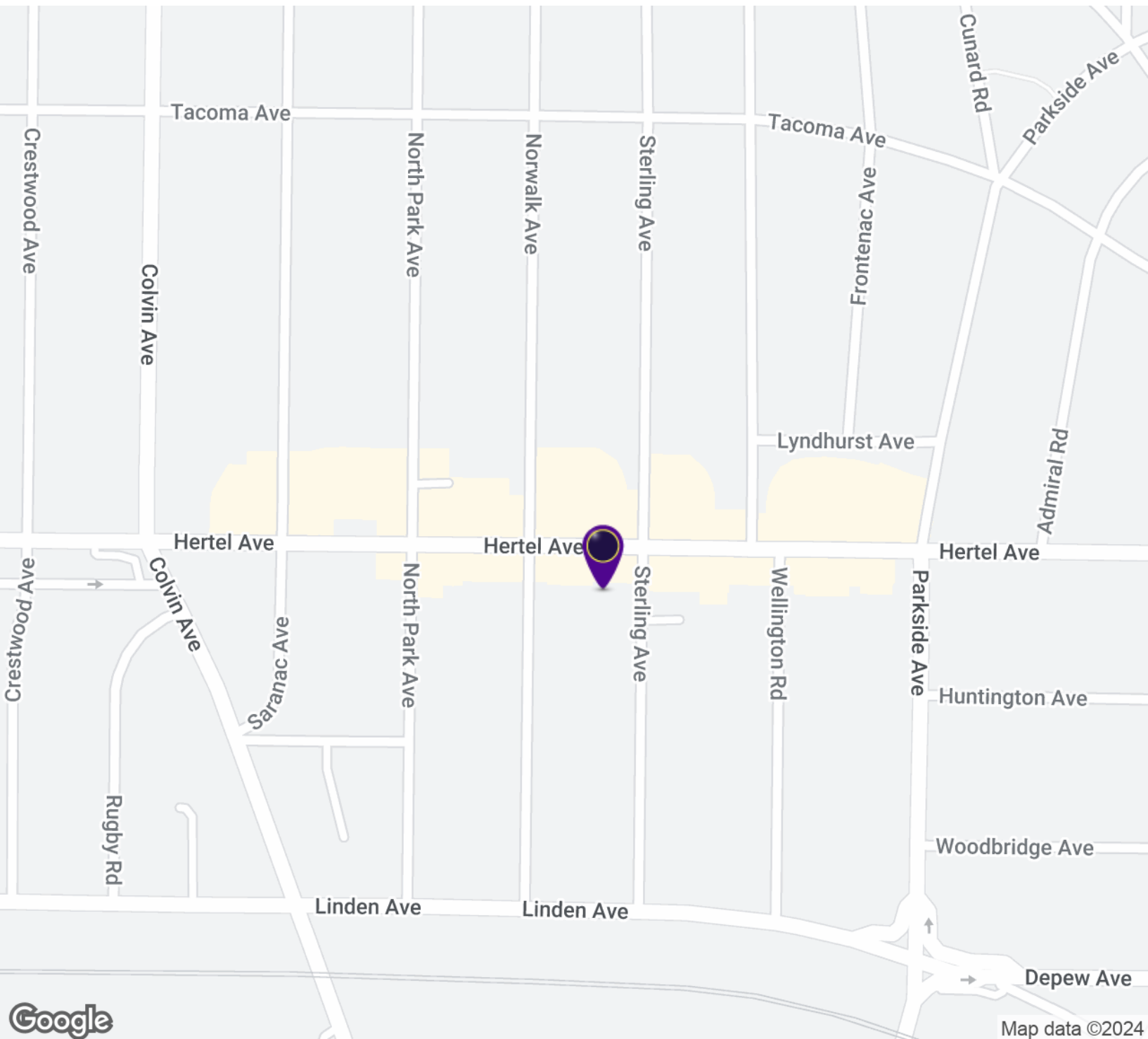
1464 Hertel Avenue, Buffalo, NY 14216



## LOCATION MAP

# Turn Key Mix-Use Property on Hertel Ave

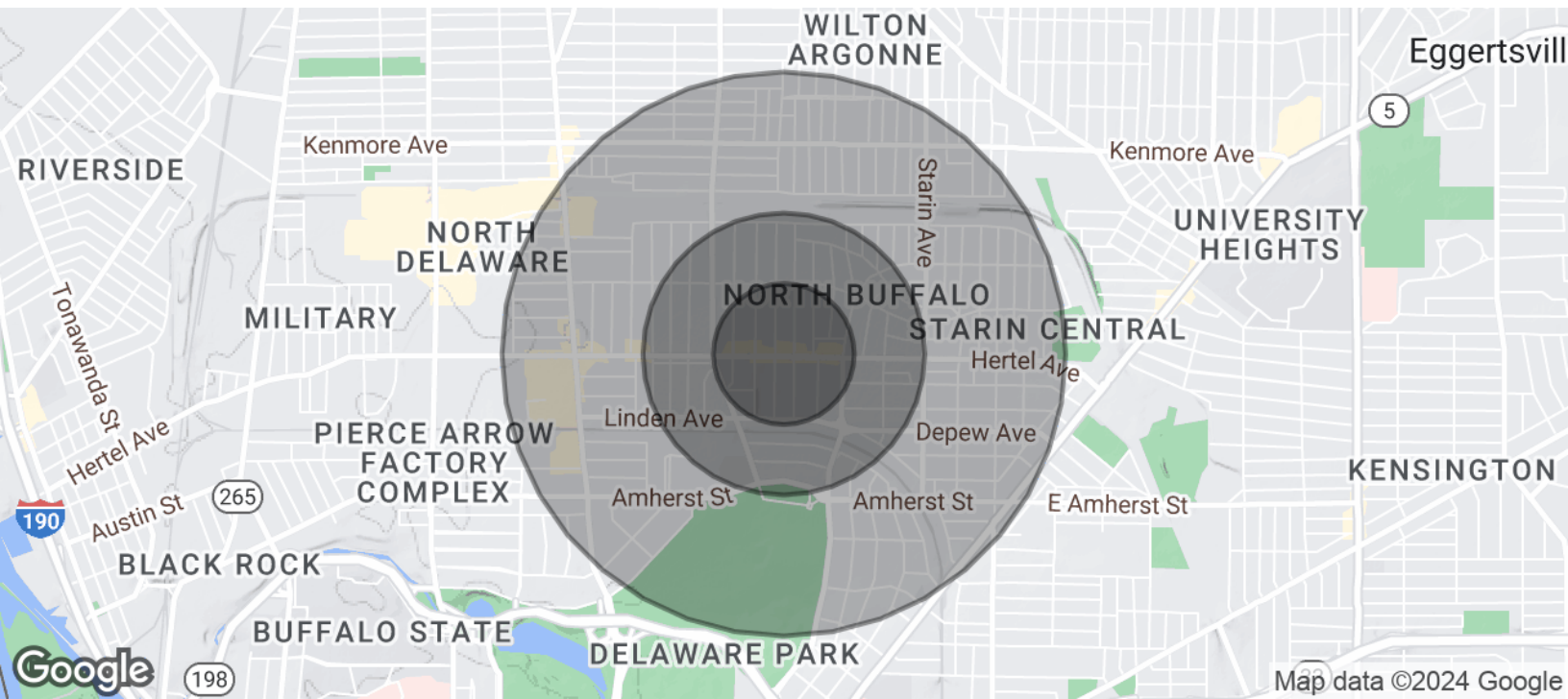
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## Turn Key Mix-Use Property on Hertel Ave 1464 Hertel Avenue, Buffalo, NY 14216



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,846	8,098	25,624
Average Age	36.7	36.4	37.6
Average Age (Male)	38.3	36.0	35.9
Average Age (Female)	33.7	36.5	39.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,105	4,209	13,565
# of Persons per HH	1.7	1.9	1.9
Average HH Income	\$69,727	\$77,001	\$73,473
Average House Value	\$255,867	\$242,733	\$206,982

2020 American Community Survey (ACS)



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