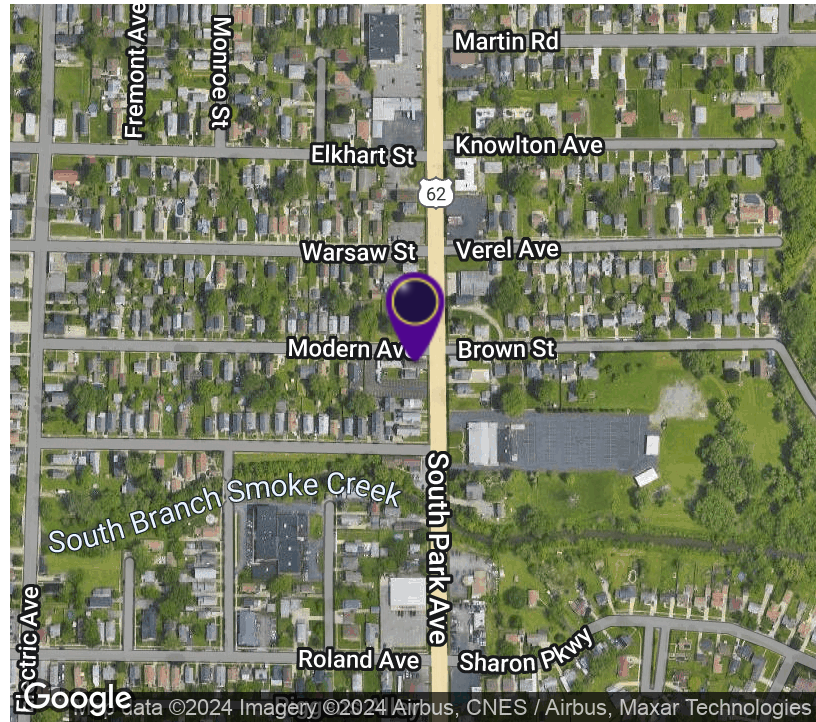


L-City Bar & Restaurant

3167 South Park Avenue, Lackawanna, NY 14218



SALE PRICE

\$499,000

OFFERING SUMMARY

Building Size:

5,914 SF

PROPERTY OVERVIEW

New remodeled and turn key restaurant has a very stylish and modern décor, with ample seating in the spacious dining area. Also included is a large bar area that is both relaxing and inviting, great for watching the game or gathering with friends. Customers will enjoy the offerings of the international coffee bar and newly remodeled bathrooms. The large and functional kitchen with newer appliances is a chef's dream. The large coolers and freezer space and plenty of storage for dry goods, only add to functionality of this space. On a large paved parking lot with an adjacent lot for additional/overflow parking. The 2nd floor apartment allows for an additional revenue stream. This one of kind opportunity is priced to sell quickly as the owner is retiring, This is a must see so make your appointment to view so not to miss out.

Zoning:

NBHD TAVERN



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
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www.recckio.com

PROPERTY SUMMARY

L-City Bar & Restaurant

3167 South Park Avenue, Lackawanna, NY 14218



LOCATION DESCRIPTION

Located in the business district of Lackawanna. On the highly trafficked and densely populated South Park Avenue with great street visibility. Within minutes of the I-90 Thruway and OLV Basilica a national attraction, as well as the very popular Veteran's Park a local attraction.

PROPERTY HIGHLIGHTS

- 5,914+/- SF free-standing building
- Prime location on South Park Avenue
- Spacious interior with versatile layout
- Ample parking for customers and employees
- Well-maintained property with modern features
- Strong investment opportunity in Lackawanna, NY



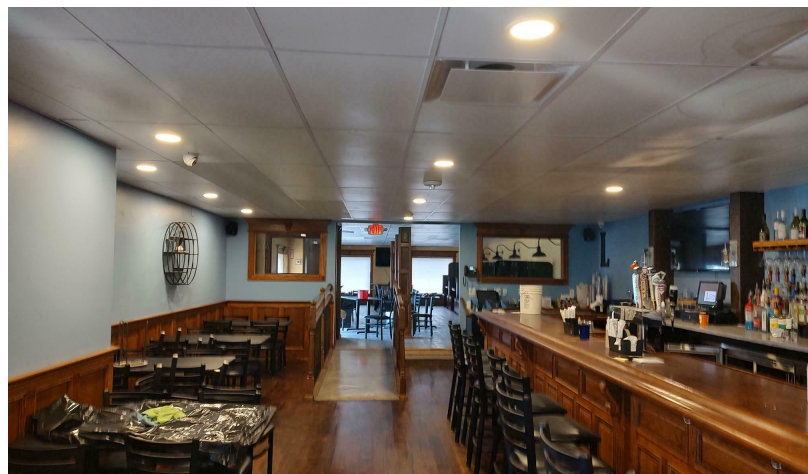
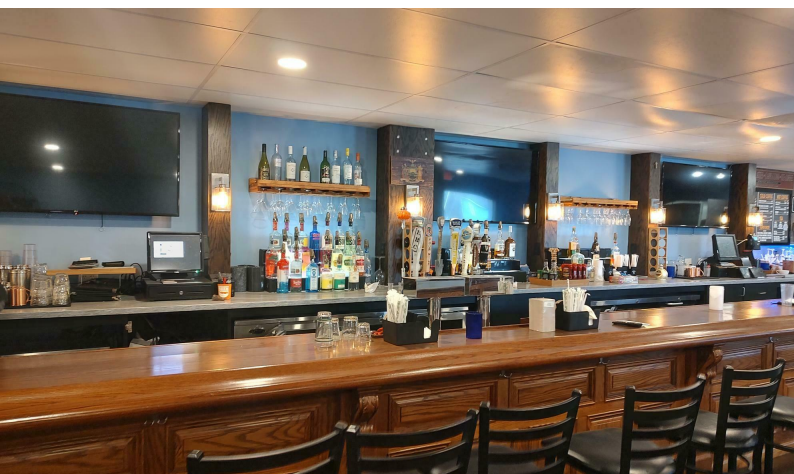
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ADDITIONAL PHOTOS

L-City Bar & Restaurant

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Recckio
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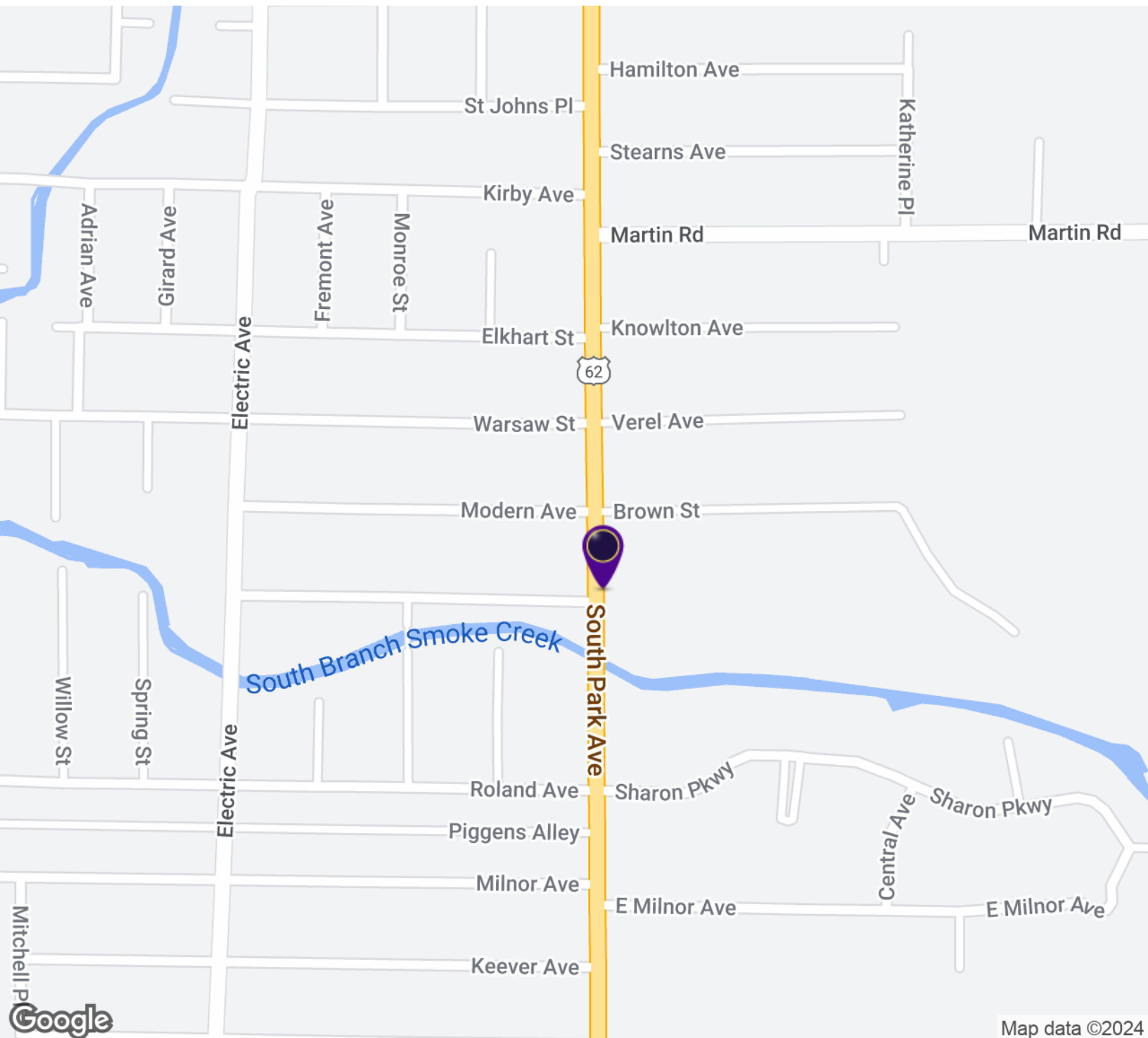
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NY & PA Licensed Broker

Page // 3

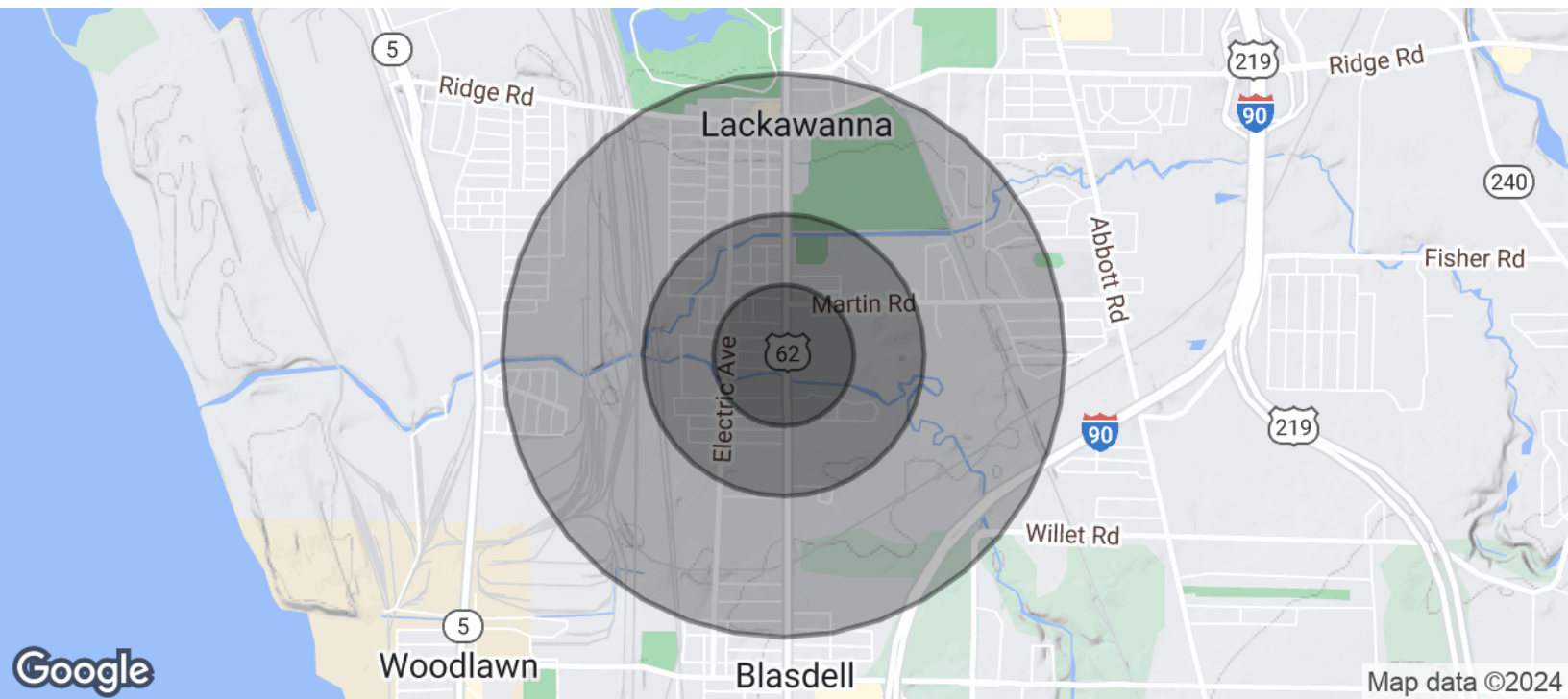
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	674	2,447	10,353
Average Age	41.7	38.1	36.8
Average Age (Male)	46.2	42.6	39.5
Average Age (Female)	35.9	34.6	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	394	1,264	4,931
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$43,426	\$43,623	\$46,878
Average House Value	\$82,886	\$87,201	\$90,954

2020 American Community Survey (ACS)



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