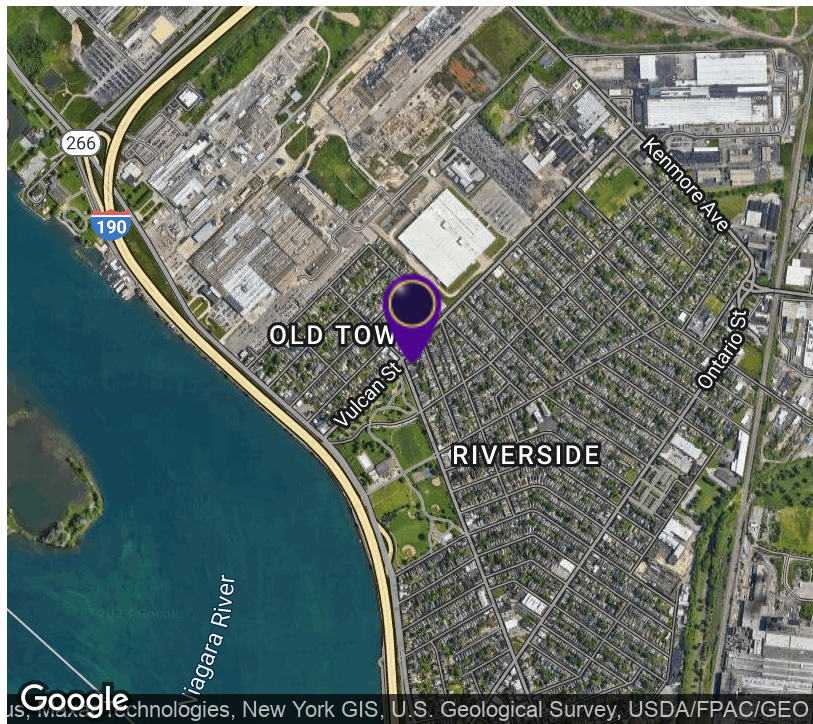


1125 Tonawanda St

Buffalo, NY 14207



OFFERING SUMMARY

Sale Price:	\$194,000
Number Of Units:	3
Available SF:	
Lot Size:	0.09 Acres
Year Built:	1900
Building Size:	5,762 SF
Zoning:	Commercial
Price / SF:	\$33.67

PROPERTY OVERVIEW

Well Established, respected Operating Tavern w/ two second floor apartments, 2 add lots included for parking & yard w/ new commercial grade picnic/entertainment gazebo. Shed w/lawnmower, tools. All bar furnishings and equipment included. Kitchen closed a few years ago but all equip was working at that time. Bar floor 2017, C/A & furnace: 8 years. Bar coolers refurb 2 years ago. , ice machine 3 years. Vintage walk-in w/5 keg lines. W/D incl., sec system/monitors. apt 1: newly updated Kitchen, nice bath, all appliances inc. 2nd bed is office, security monitors. Apt 2: updated kit, park view, dining rm., both exits to catwalk, All appliances inc., Some furniture negotiable. Well Maintained with neighborhood goodwill and regular clientele . Owner occupied but could rent apts for \$600, \$800.

LOCATION OVERVIEW

Located one door from intersection at Vulcan and Tonawanda St., Northern corner of Riverside Park (View of Park and peek-a-boo view of Niagara River. 190 Niagara Thruway to River Road.

PROPERTY HIGHLIGHTS

- Respected Tavern
- 2 second floor apartments
- Great Investment Opportunity
- Well Maintained

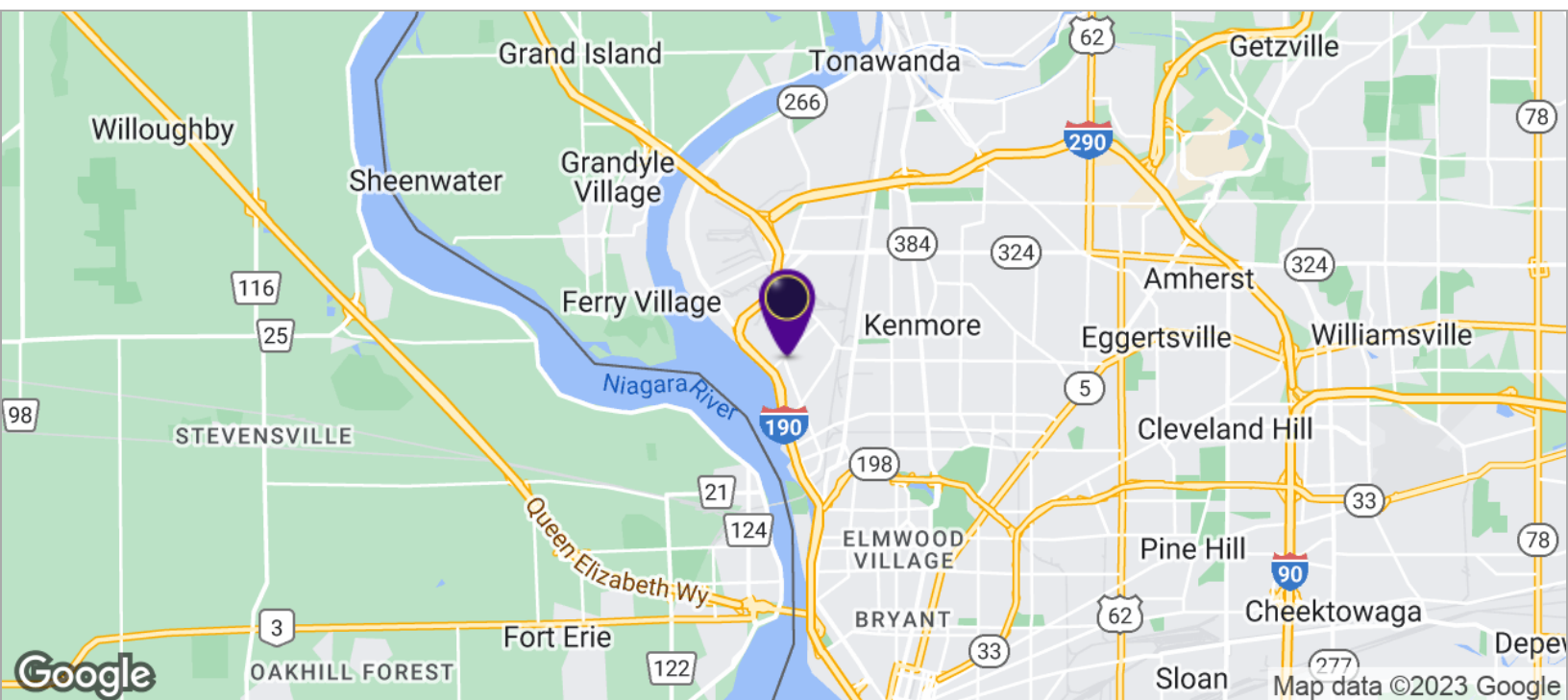
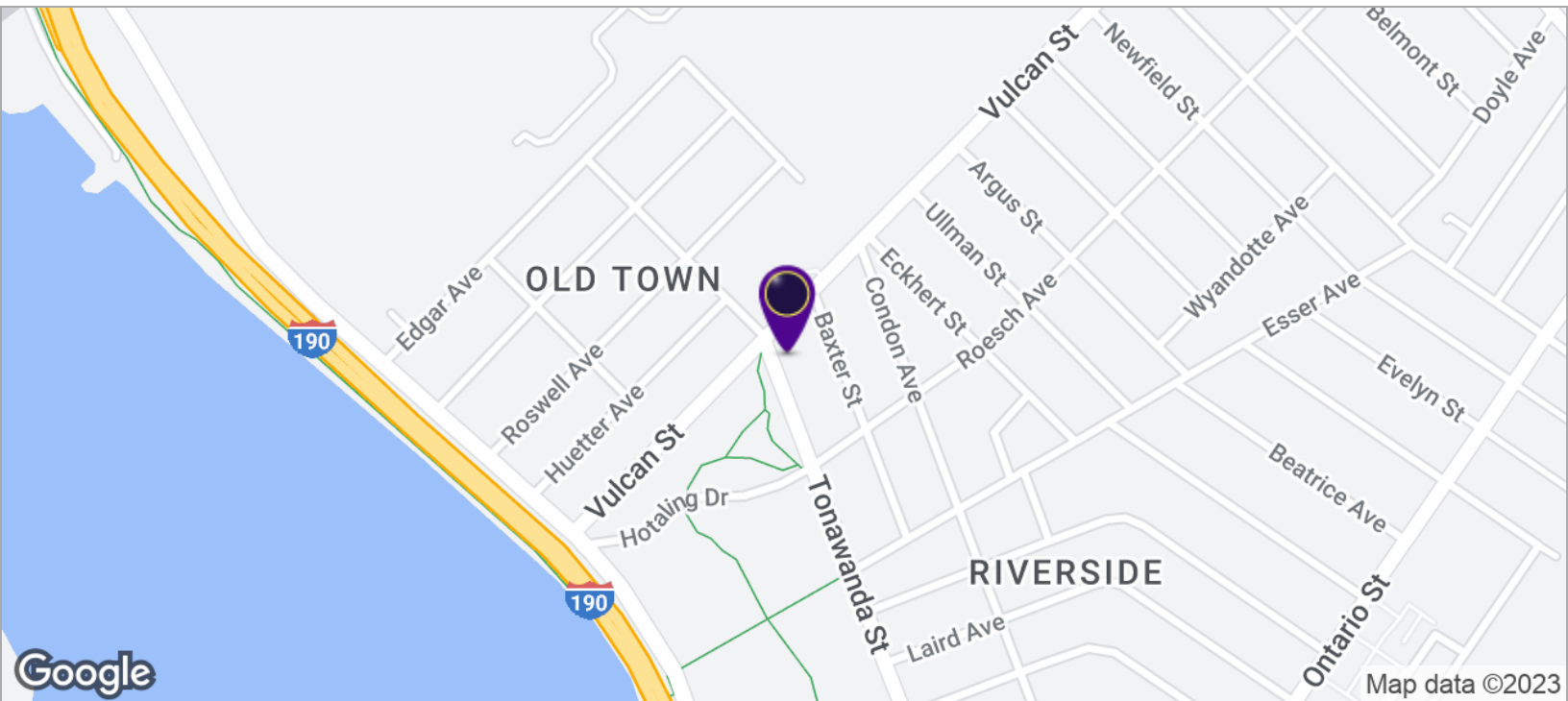


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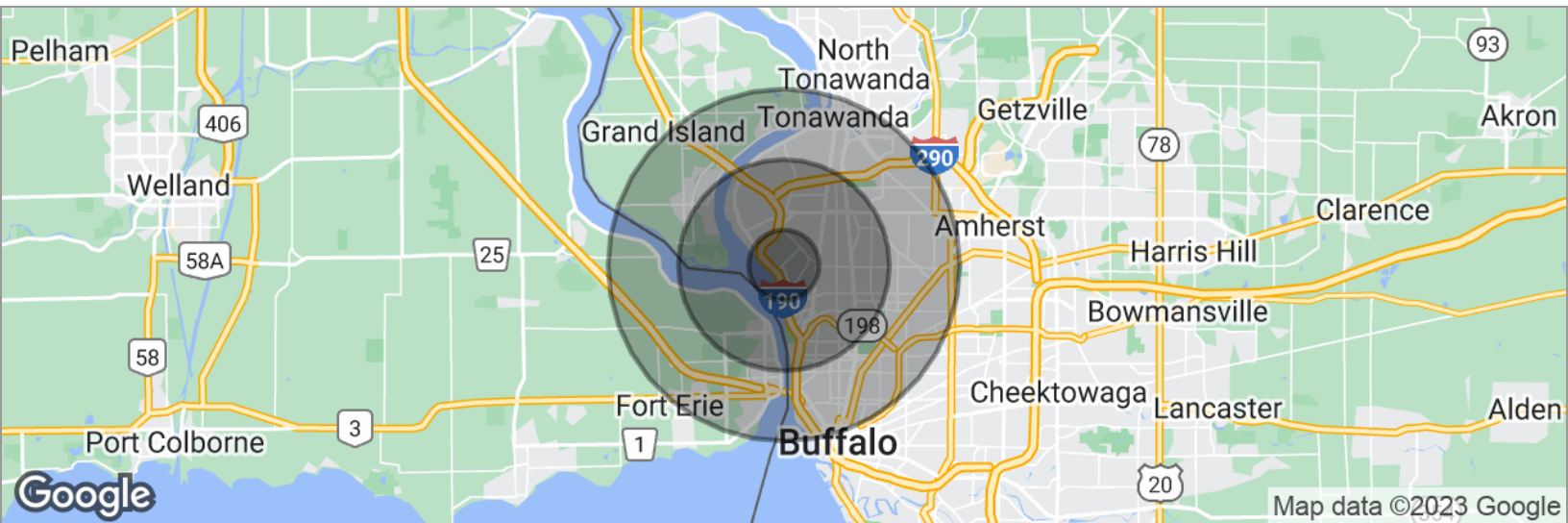
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	12,818	82,906	254,101
Median age	33.7	34.6	37.0
Median age (Male)	33.0	33.2	35.5
Median age (Female)	35.0	36.2	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,166	33,836	110,282
# of persons per HH	2.5	2.5	2.3
Average HH income	\$42,646	\$45,636	\$53,322
Average house value	\$65,673	\$108,673	\$146,212

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	12.7%	11.3%	10.2%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	75.9%	76.2%	74.7%
Black	12.3%	13.4%	15.6%
Asian	0.9%	2.2%	2.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.7%	0.6%
Other	5.3%	3.9%	4.1%

* Demographic data derived from 2020 ACS - US Census



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