

**FOR SALE**

# Restaurant/Development Site

2491 Delaware Ave, Buffalo, NY 14216



## PROPERTY HIGHLIGHTS

- 10,000+ SF building on .26 acres
- Located at signalized intersection with high traffic count
- Owner's relocating restaurant and ready to sell property
- Main dining room seats over 100. Bar only 4 yrs old plus another banquet room
- Professional kitchen and take out area
- Zoned N-3 Mixed Use Edge - many possible commercial and residential development possibilities
- On-site parking for approximately 12 cars. Other spaces might be available to lease



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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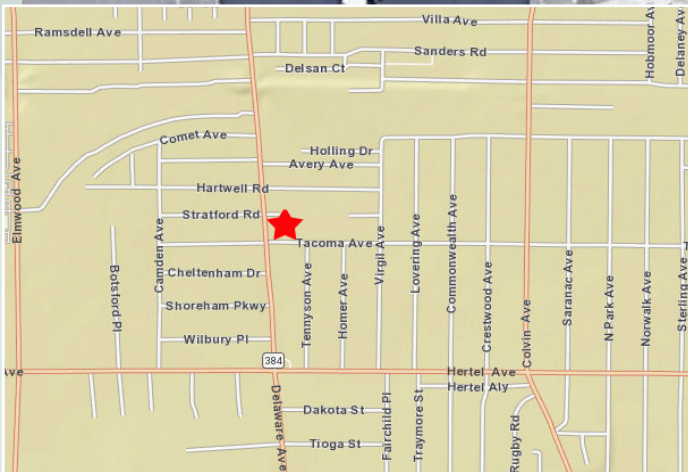
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## Demographic Snapshot

	2 Mile	5 Miles	10 Miles
Population	87,788	338,748	656,004
Households	38,919	148,015	284,575
Average HH Income	\$74,022	\$66,275	\$74,009
Median HH Income	\$55,055	\$47,722	\$55,181
Daytime Employment	33,141	200,800	377,171



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