



**FOR SALE**

**500 SENECA ST, BUFFALO, NEW YORK**

**\$199,000 USD**

**\$650 USD Gross Rent**

**5,000 Sq Ft**

**Restaurant with Patio**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## DOBUTSU

Beautiful restaurant with private parking lot. Fully built out from a vanilla shell in 2016 to chef specifications for what became one of the city's most dynamic and successful restaurants.

Floor to ceiling windows, large patio, full basement, plenty of storage, two walk-ins and 20 feet of industrial hood ventilation. Seats 124. Currently vacant, this space is ready for any cuisine or concept.

Rent is only \$650 inclusive, with 5 + 7 + 7 remaining on the lease. The incredible rent and lease rate reflect that AAA status.



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This document is not meant to solicit existing listings. (12.2002).





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## OTHER LOCATIONS:



### TOUTANT

- Southern Bistro
- 4,988 Sq Ft
- \$4,495 USD Gross Rent
- Two full kitchens



### MELANIE PRINGLES

- Licensed Restaurant
- 5,000 Sq Ft
- \$19,469 Gross Rent
- Licensed for 220 + 30 Patio



### LONGSLICE BREWERY & THE AVIARY

- Licensed Restaurant & Brewery
- 5,120 Sq Ft
- \$24,778 CAD Gross Rent
- Licensed for 141 + 138 Patio



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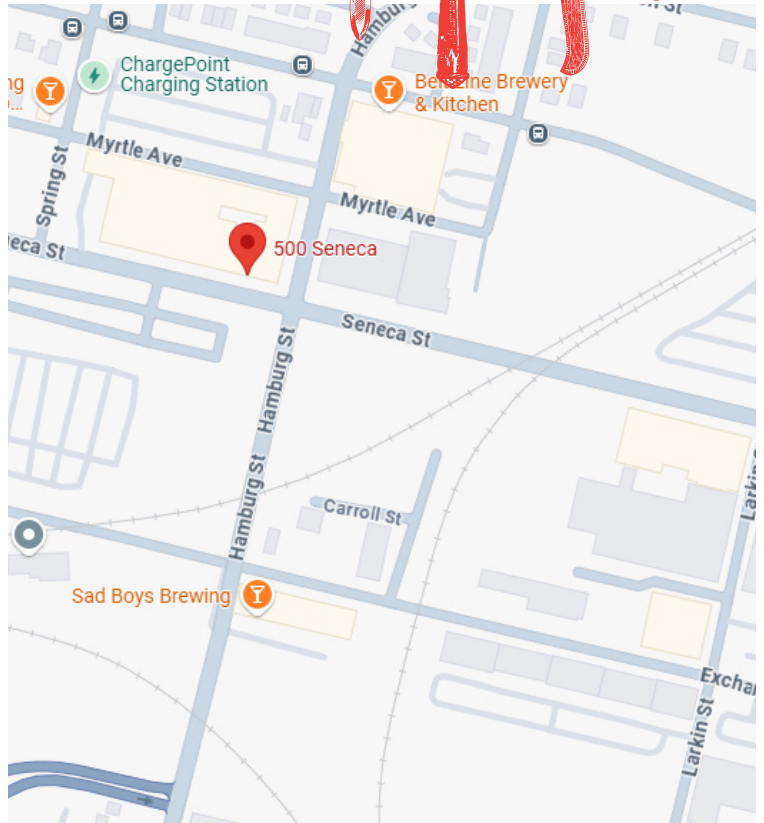
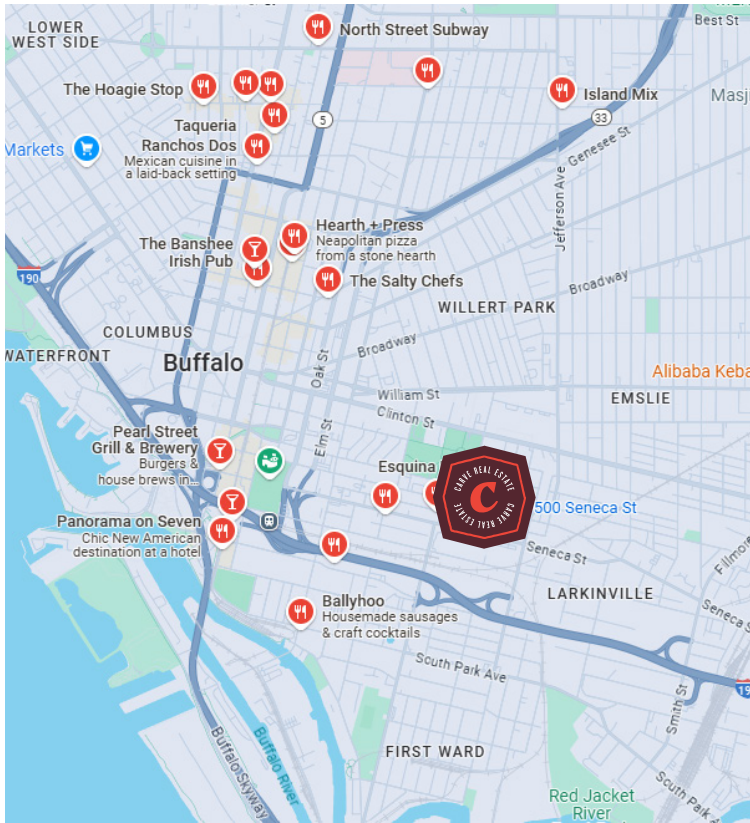
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## BUILDING DETAILS

The 5,000 sq ft corner unit is the crown jewel in the redevelopment of this historic industrial space, ushering in a new era for Buffalo's dining scene in 2016.

500 Seneca Street was constructed as a series of buildings between 1901 and 1927 for the F.N. Burt Company, at one point the world's largest paper box manufacturer.

**Property Details:** The building has been transformed into a mixed use development facility featuring over 300,000 square feet of space. The building features a large multi-story interior with a green atrium area, and is located in the historic Hydraulics District of downtown Buffalo.



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