



FOR SALE

BUFFALO, NEW YORK, USA

\$199,000

\$4,000 Gross Rent

2,000 Sq Ft

Licensed Restaurant with Patio

LICENSED RESTAURANT WITH PATIO

Exceptional licensed restaurant opportunity located in Buffalo, New York, one of Western New York's most desirable markets for independent restaurants and hospitality businesses. Surrounded by established residential neighbourhoods, retail, and thriving local businesses, this turnkey location offers outstanding exposure, steady foot traffic, and a loyal customer base. Ideal for continuing the existing operation or converting into a new concept or cuisine.

The approximately 2,000 sq. ft. restaurant features an inviting dining room with high ceilings, an efficient layout, and seating for 99 guests inside plus an additional 20 seats on the patio. The fully equipped commercial kitchen includes a 12-ft hood system, two walk-in fridges, and quality leaseholds, making it well suited for a wide range of food service operations.

A brand new lease will be created with attractive gross rent of \$4,000 including TMI, providing exceptional value in a premier Buffalo location. Ample nearby parking adds convenience for customers and staff. Available with training or for rebranding into a different concept or cuisine. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



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