

# FOR LEASE

Buffalo, MN

RESTAURANT SPACE IN DOWNTOWN BUFFALO



200 Central Avenue, Buffalo, MN 55313

## PROPERTY HIGHLIGHTS

- Approximately 870 SF first-floor restaurant space
- Former Gather Kitchen location
- Existing walk-in cooler/freezer
- Commercial exhaust hood with fire-suppression components
- Three-compartment sink and stainless-steel work surfaces
- Existing restaurant plumbing and utility connections
- Semi-built-out condition with flexible landlord buildout options
- Suitable for restaurant, café, bakery, catering, or specialty food uses

Lease Rate

**\$22-30/SF MG**

Includes \$4/SF CAM

Final rate based on agreed landlord buildout



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## Contact



**TRENT MESECK**  
Broker | Fortify Commercial



**(763) 200-1440**  
PHONE



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EMAIL



[fortifycommercial.com](https://fortifycommercial.com)  
WEBSITE

# PHOTOS



**Central Avenue Exterior**



**Window-Lined Front Entry**



**Front Retail / Dining Area**



**Dining and Service Area**



**Front Counter / Dining Area**



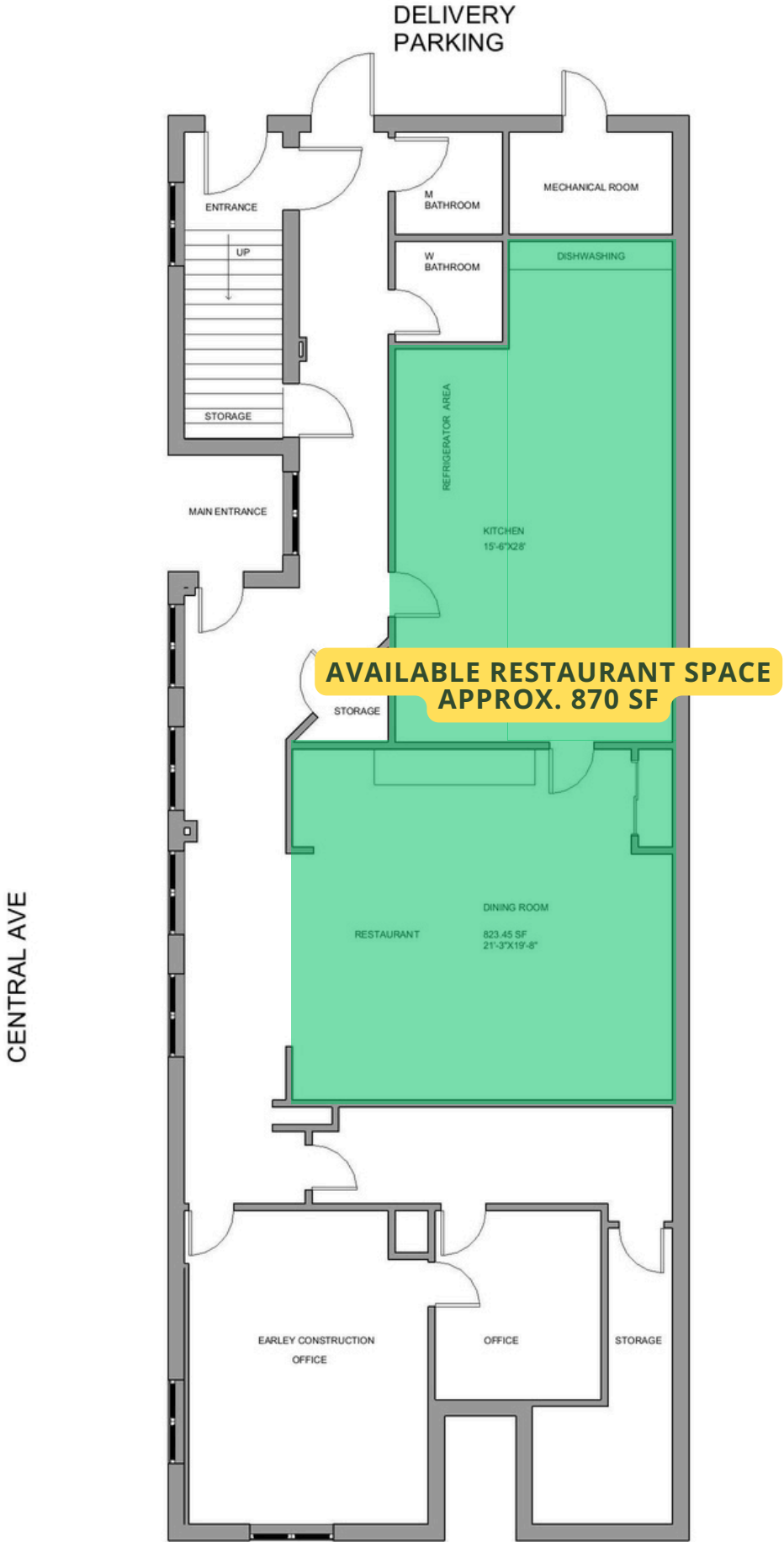
**Commercial Kitchen & Walk-In Cooler**



**Space can be built out or modified to fit tenant needs**

# FLOORPLAN

FLEXIBLE CONFIGURATION TO MEET A VARIETY OF NEEDS



# LOCATION AND ACCESS



## CENTRAL AVENUE FRONTAGE

Prominent downtown location with frontage and exterior signage opportunities along Central Avenue.



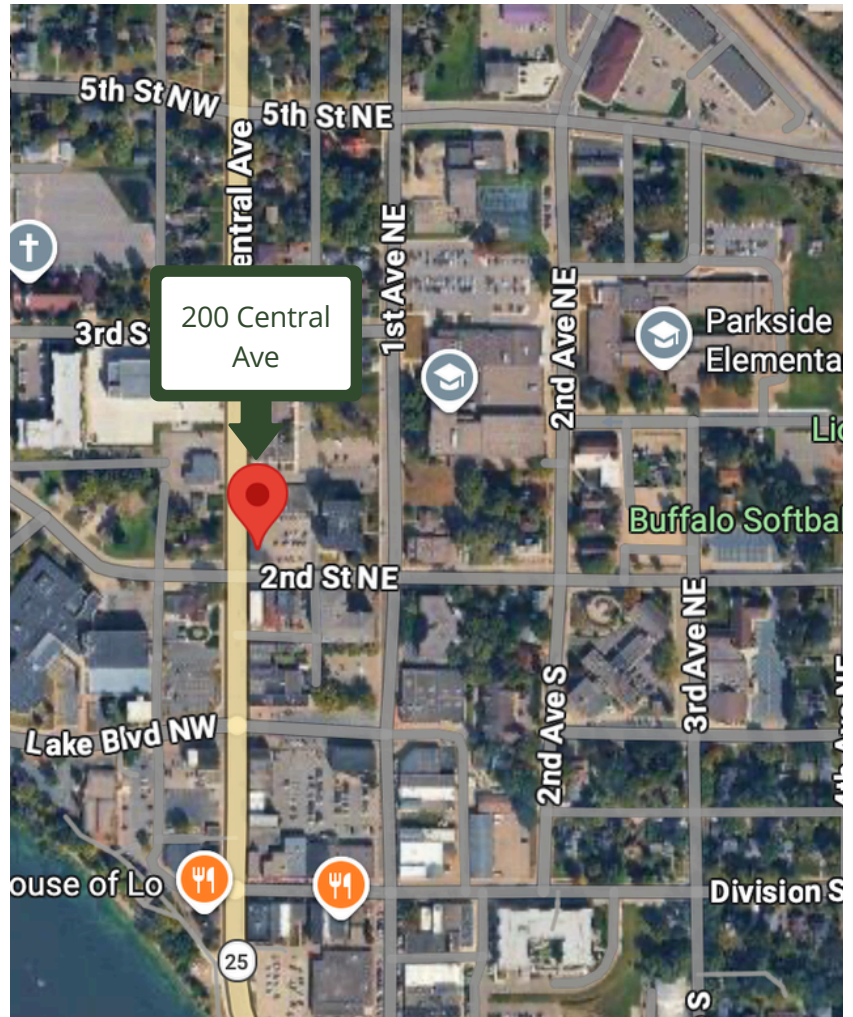
## CONVENIENT ACCESS

Convenient customer parking and downtown access



## GROWING MARKET

Located in Buffalo, a thriving community with a strong local economy and growing population



## IDEAL USES



RESTAURANT



COFFEE / CAFÉ



BAKERY



CATERING / TAKEOUT



DELI / SPECIALTY



## LET'S CONNECT

Contact Trent Meseck for lease rates, floor plans, and showing availability



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