

8,800+/- SF Turnkey Restaurant & Hospitality Opportunity
1435 Hertel Ave, Buffalo, NY 14216



OFFERING SUMMARY

Sale Price:	Call For Details
Lot Size:	0.13 Acres
Year Built:	2006
Building Size:	8,380 SF
Renovated:	2024
Zoning:	Commercial

PROPERTY OVERVIEW

Own a Landmark Restaurant Property in the Heart of North Buffalo. Positioned in the heart of Buffalo's renowned Hertel Avenue dining and entertainment district, 1435 Hertel Avenue presents a rare opportunity to acquire an 8,800± SF turnkey restaurant property on 0.13± acres. Originally constructed in 2006 and substantially renovated in 2024, the property features a fully equipped, operational commercial kitchen and is ready for immediate occupancy. Located among some of North Buffalo's most popular restaurants, bars, and entertainment venues, the property benefits from exceptional foot traffic, dense surrounding neighborhoods, and a vibrant dining scene. Nearby establishments include Lloyd Taco Factory, Ristorante Lombardo, and numerous other dining destinations that make Hertel Avenue one of Western New York's premier restaurant corridors. The building offers an attractive opportunity for restaurateurs, hospitality groups, investors, brewery operators, event venue concepts, and specialty food users seeking a high-profile location with existing infrastructure already in place. Recent renovations allow a new owner to significantly reduce startup costs and time to opening.



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LOCATION DESCRIPTION

Located in the heart of Buffalo's vibrant Hertel Avenue corridor, 1435 Hertel Avenue offers exceptional visibility within one of Western New York's premier dining, retail, and entertainment districts. The property is surrounded by popular destinations including Lloyd Taco Factory, Ristorante Lombardo, North Park Theatre, SPoT Coffee, Deep South Taco, and numerous boutique retailers, restaurants, and neighborhood businesses. The location benefits from strong pedestrian and vehicular traffic, a dense residential population, and convenient access to Delaware Avenue, Interstate 290, Downtown Buffalo, and SUNY Buffalo South Campus. Hertel Avenue's established customer base, walkability, and reputation as a regional dining destination make this an outstanding opportunity for restaurant, hospitality, entertainment, or specialty retail operators.

PROPERTY HIGHLIGHTS

- 8,800± SF freestanding building
- 0.13± acre site
- Built in 2006
- Extensive renovations completed in 2024
- Fully equipped and operational commercial kitchen
- Turnkey restaurant opportunity
- Dining room, bar, kitchen, and service infrastructure in place
- Prime North Buffalo location
- Located along the highly sought-after Hertel Avenue retail corridor
- Strong pedestrian and vehicular traffic counts



NY & PA Licensed Broker

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

8,800+/- SF Turnkey Restaurant & Hospitality Opportunity
1435 Hertel Ave, Buffalo, NY 14216



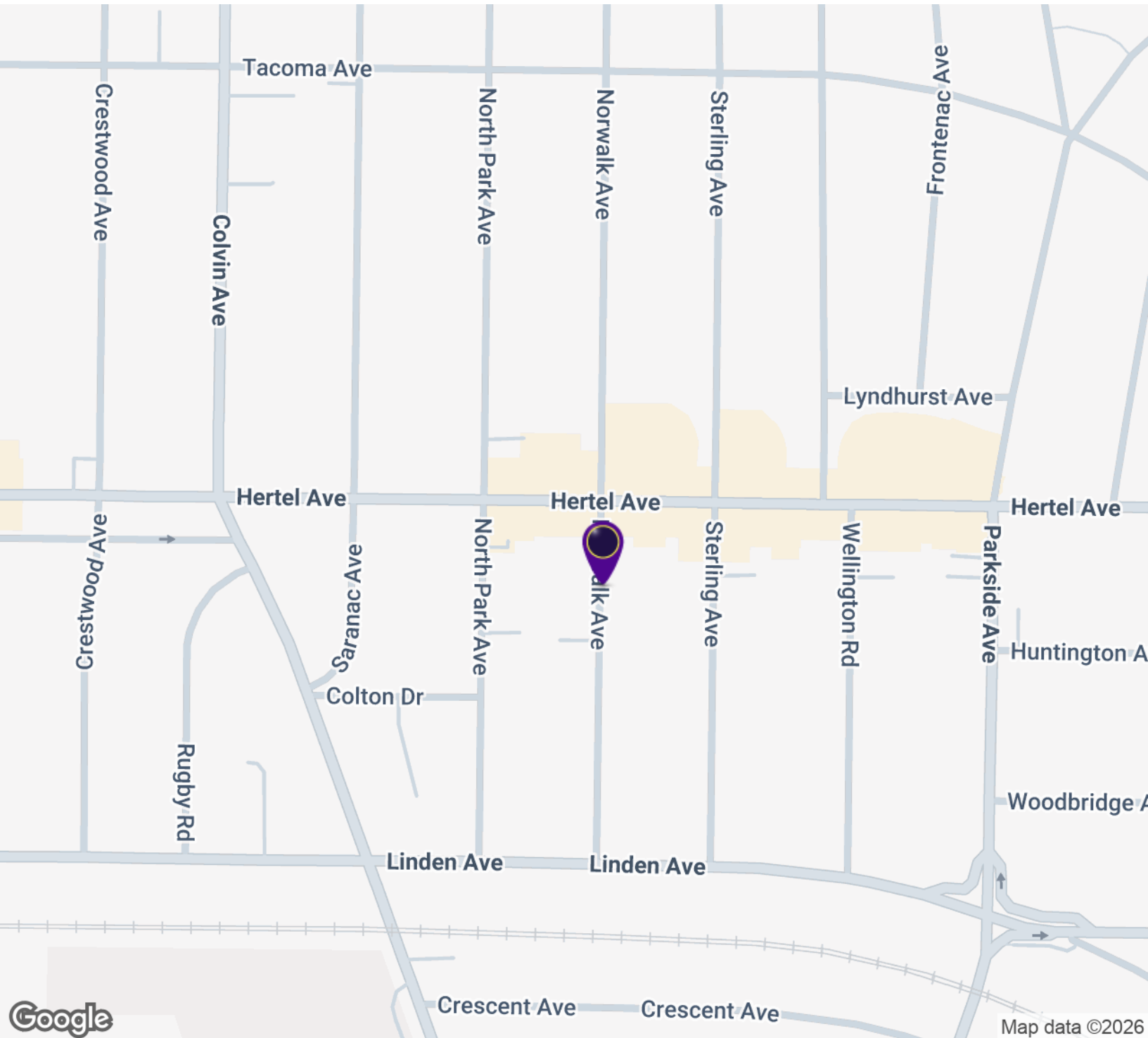
ADDITIONAL PHOTOS

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LOCATION MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,961	213,284	389,477
Average Age	36.6	36.5	36.8
Average Age (Male)	36.5	34.7	35.2
Average Age (Female)	37.5	38.5	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,231	93,011	169,451
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$98,518	\$81,042	\$78,866
Average House Value	\$280,334	\$215,210	\$203,437

2023 American Community Survey (ACS)