

FOR LEASE Retail Restaurant & Bar



149 Swan Street, Buffalo, NY 14203

1,100 SF

\$18/SF + UTILITIES



SCHNEIDER
REAL ESTATE SERVICES

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Overview

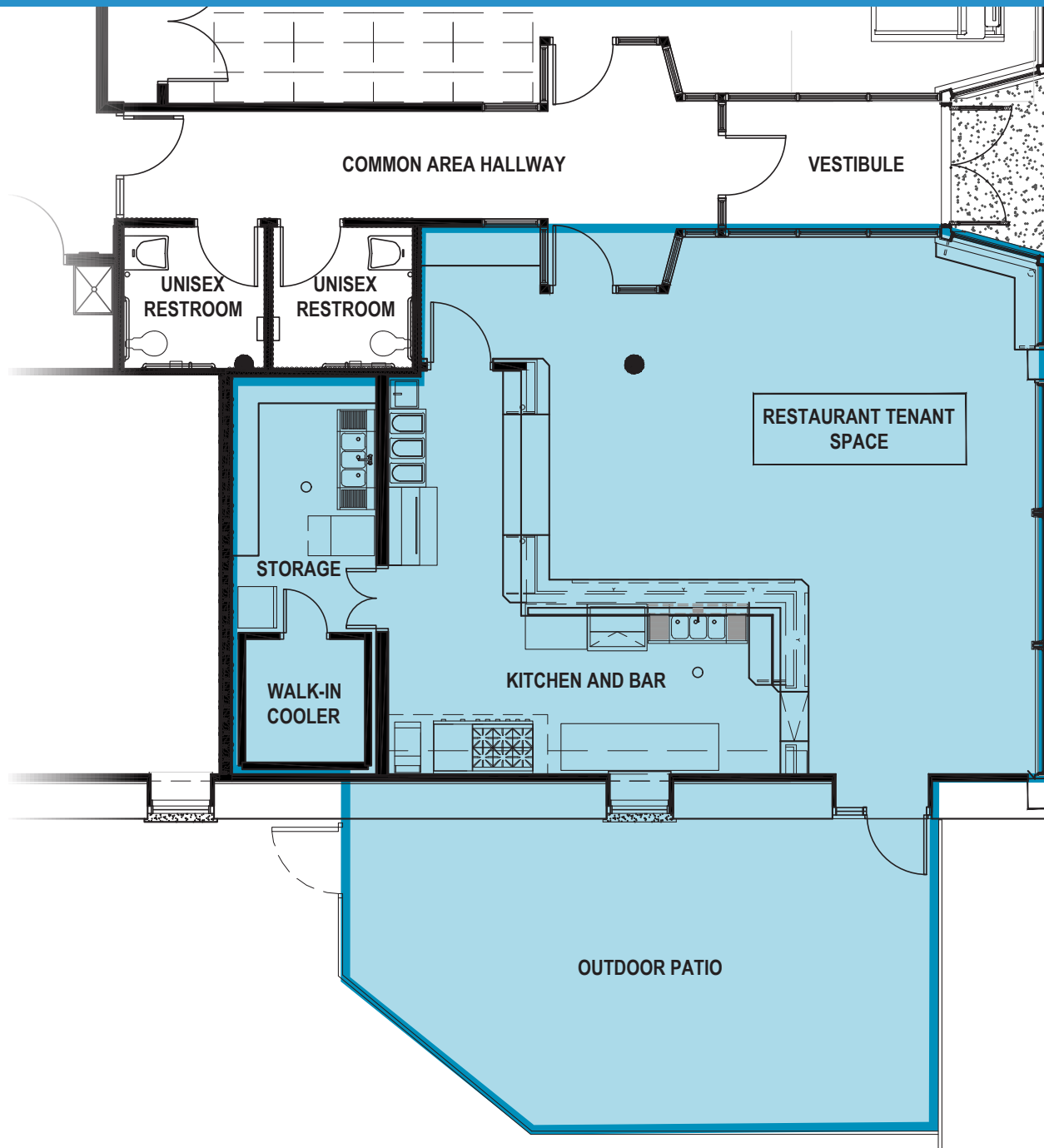
Schneider Real Estate Services is proud to present for lease 149 Swan Street, a **1,100 square foot restaurant and retail bar space** on the first floor of The Hub building in downtown Buffalo. The building is home to fifty upscale condominiums and a fitness center.

At just **\$1,650 per month**, this is one of the most affordable restaurant leases in the city with a **commercial-grade exhaust hood** already in place, making it an ideal fit for a takeout, fast casual operation or an intimate, vibey bar. The space includes a **10-foot exhaust hood**, a **6' x 7' walk-in cooler**, a **12-tap draft system**, hardwood floors, an L-shaped bar, and an outdoor dining patio. The **central downtown location** is a convenient spot for an after-work drink, and offers easy access for third-party delivery drivers. Smaller footprint concepts are proving their resilience in this industry, and this space delivers the charm and warmth of a true neighborhood gathering spot without the crushing overhead of a larger dining room. Available October 2026.





Floorplan

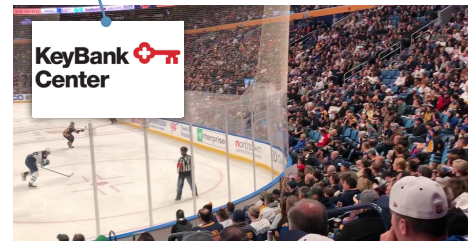
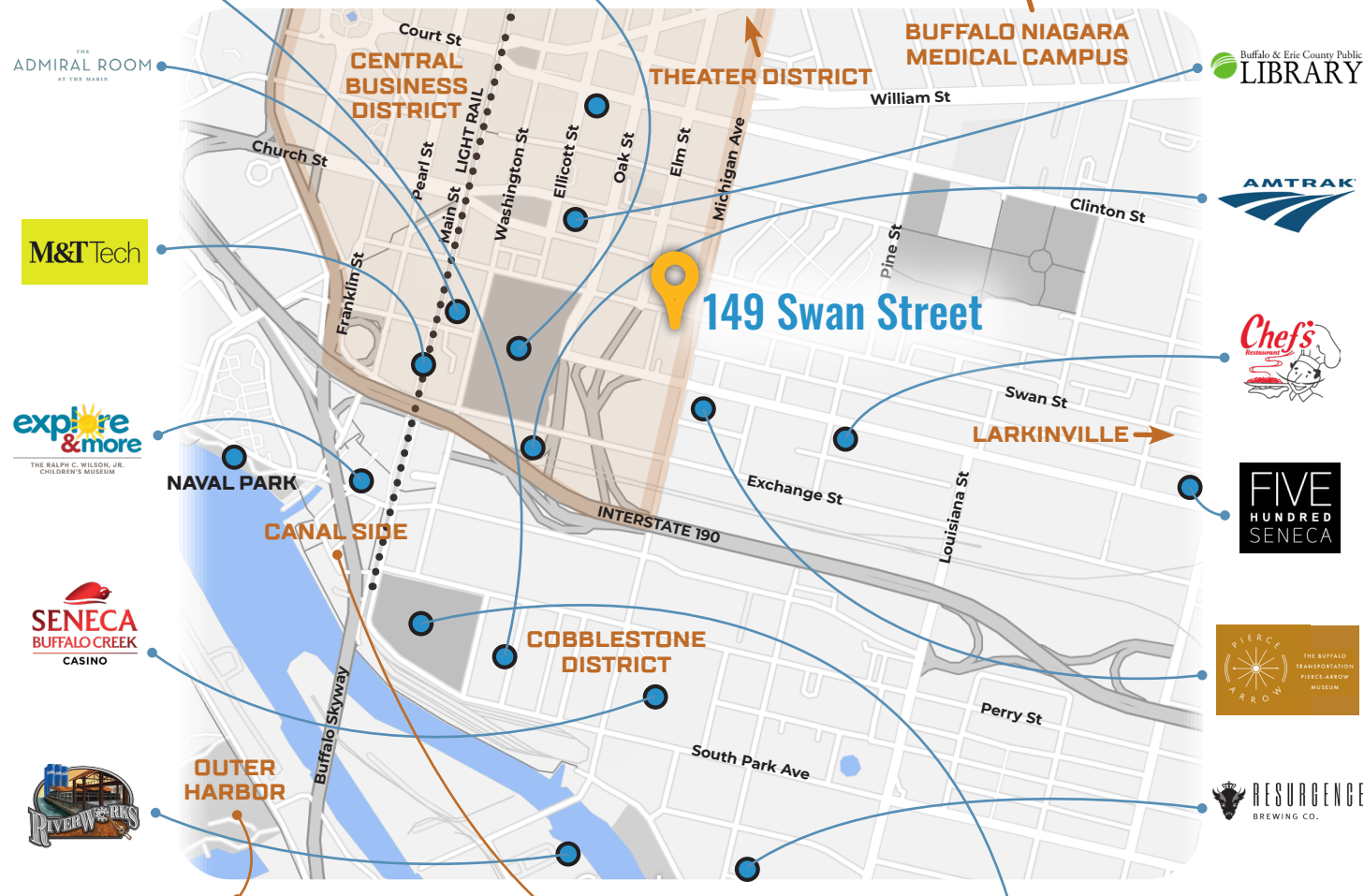














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