

FOR LEASE Retail Cafe Space at Shea's Seneca



📍 **2188 Seneca St, Buffalo, NY 14210**

AVAILABLE NOW
1,375 SQUARE FEET
\$17/SF + UTILITIES



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Overview

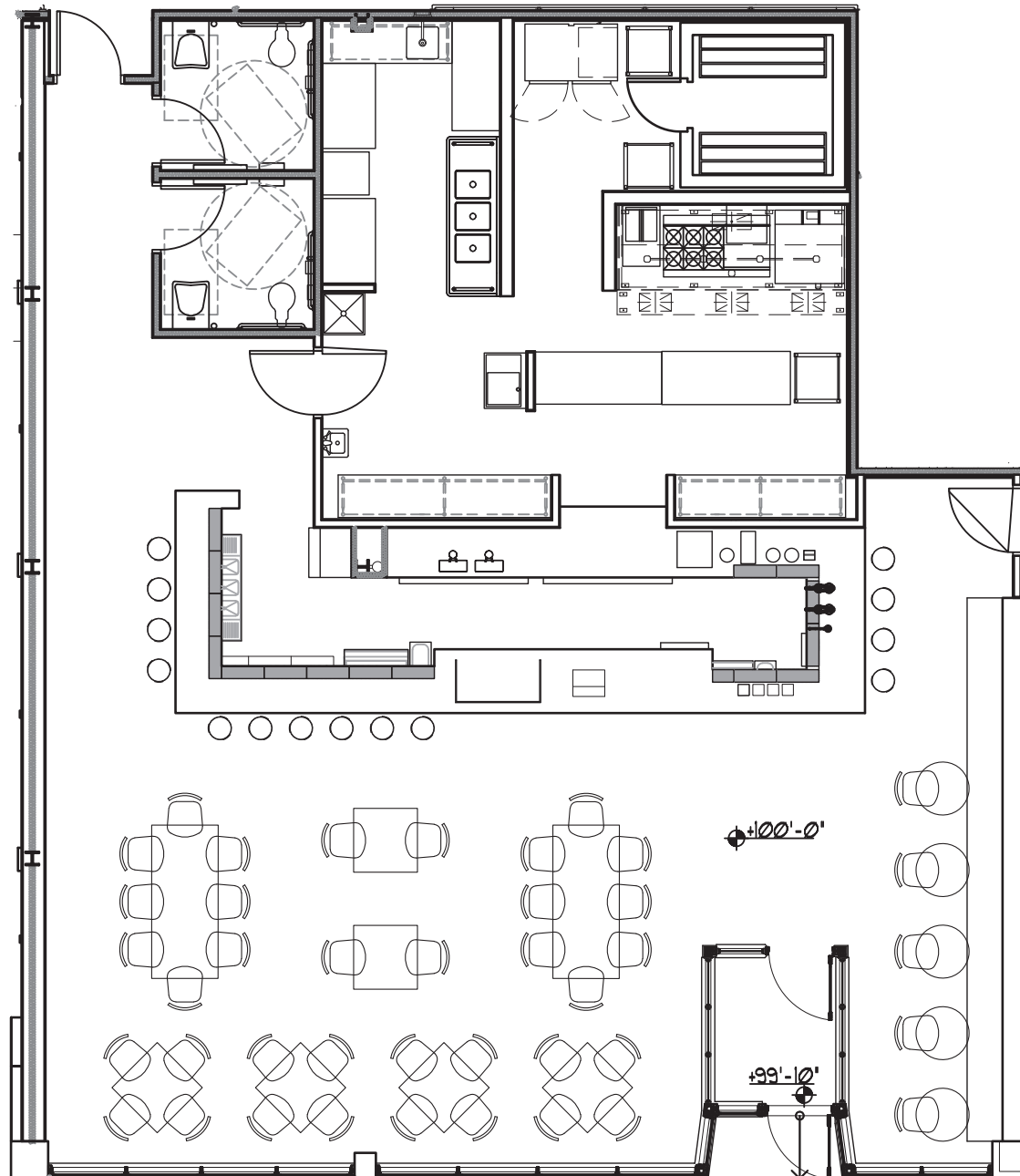
Schneider Real Estate Services is proud to present for lease **1,375 square feet of retail cafe space** in the heart of South Buffalo. The available space is situated within the Shea's Seneca building, alongside 23 market-rate apartments and five commercial tenants, including the beautifully restored landmark events venue The Show. It is located one block from Cazenovia Park and just minutes from downtown, providing steady local traffic and easy access.

The space is **fully built out as a turnkey cafe, complete with a commercial kitchen and hood.** High ceilings and a wall of floor-to-ceiling windows fill the room with natural light, while the black-and-white ceramic tile floors, modern lighting, and **built-in coffee bar give it a clean, finished look** that can be easily adapted to your business's own visual identity. Five hundred square feet of basement storage is included in the base rent, and on-site parking is available.





Floorplan











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