

FOR LEASE Food Production & Restaurant



📍 **295 Niagara Street, Buffalo, NY 14201**

7,430 SF
\$12/SF + UTILITIES



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REAL ESTATE SERVICES

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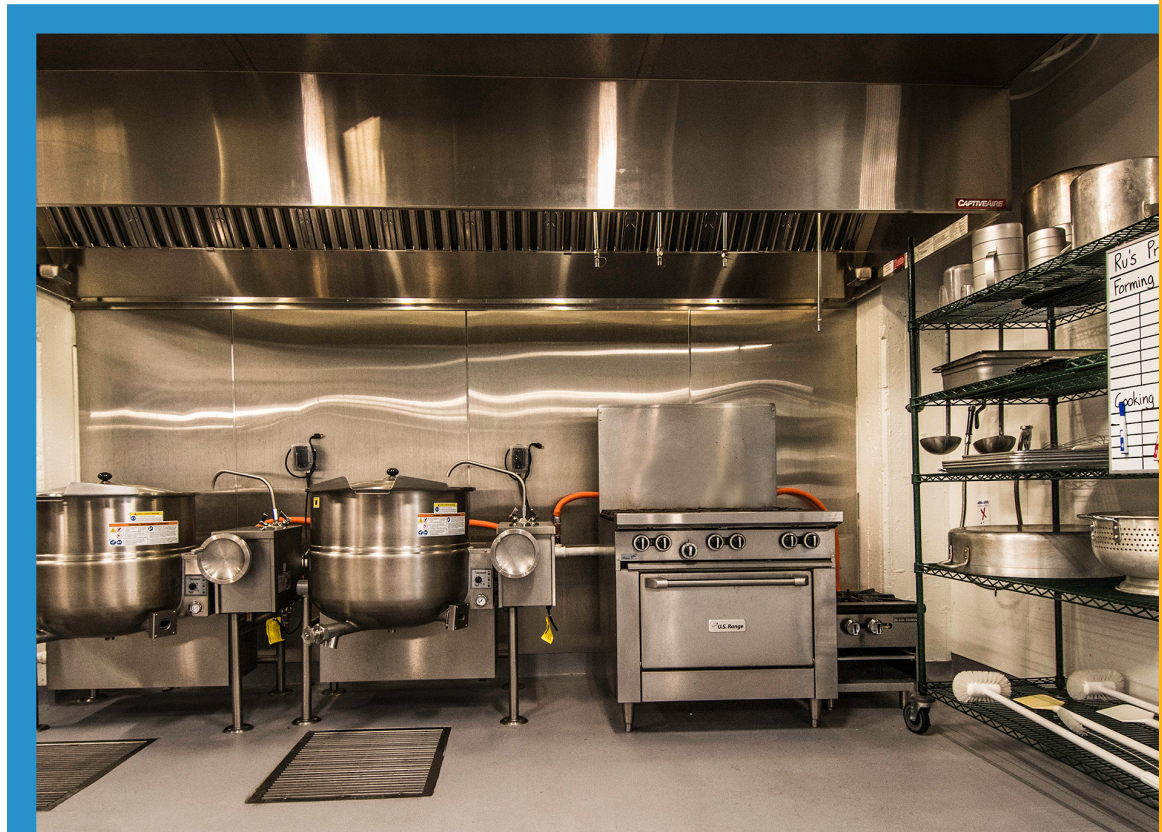
Overview

Schneider Real Estate Services is proud to present for lease 295 Niagara Street, a remarkable **7,430 square foot, purpose-built production and restaurant facility** perfectly positioned at the foot of the I-90 entrance and exit in Buffalo, New York. Boasting an average daily traffic count of 15,000 cars, with immediate access to major thoroughfares, it is an exception location for take-out or distribution. The space is a rare and versatile combination of a **USDA-certified production space, a shipping and receiving area with a high truck door and loading dock, an office mezzanine, and a restaurant area** with a spacious dining room, offering a compelling opportunity for a food and beverage operator looking to expand operations.

A **13.5-foot exhaust hood with Ansul system, a 52-person dining room, a 21'2" x 15'5" walk-in freezer, and a 10'7" x 20'2" walk-in cooler** are already in place to support immediate operations. The floorplan also allows for subdividing, and lease terms are flexible to fit a variety of business models.

The space has operated as a popular vegan restaurant since 2022 and previously housed a pierogi manufacturer that scaled to regional grocery and restaurant distribution before partnering with a larger local food processor. The building's legacy speaks directly to its commercial viability. Built in 1853 by Turner Bros for their tonic and elixir business, it eventually served markets in NYC, San Francisco, and beyond.

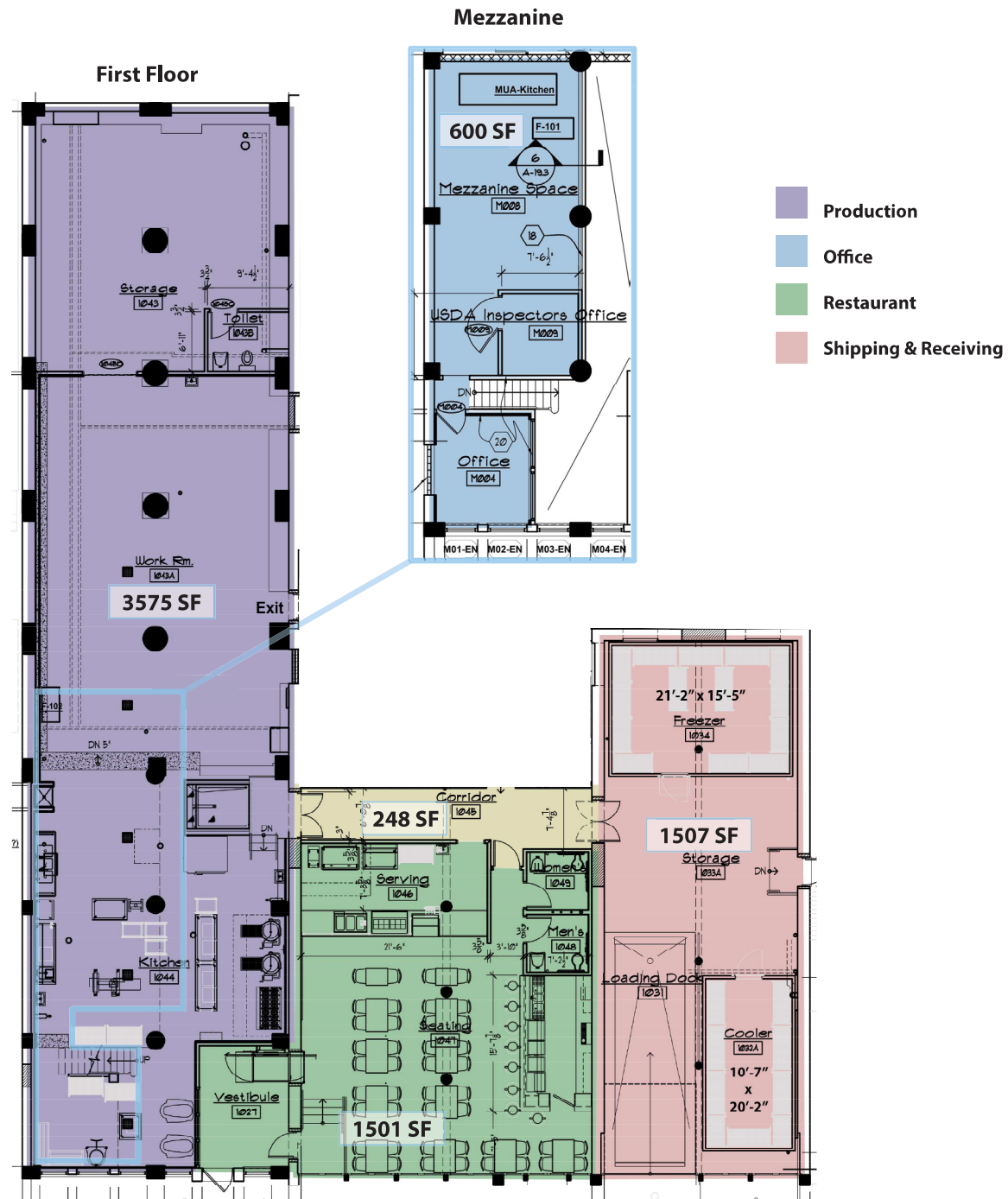
Available for immediate occupancy with competitive lease rates, 295 Niagara Street offers a rare, move-in-ready combination of restaurant, production, and cold storage in one of Buffalo's most accessible corridors.





295 Niagara Street

Floorplan







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