

FOR SALE

Established & Profitable Pizzeria in Prime Buffalo Location

3648 Genesee St, Cheektowaga, NY 14225



PROPERTY HIGHLIGHTS

- Operating, long established pizzeria
- Fully equipped & turnkey
- Just West of Buffalo Niagara International Airport
- East of the Kensington Expressway (Route 33)
- Close proximity to numerous hotels without in-house food service provides a prime opportunity for growth and expansion
- Large Prep/Catering Area
- Great Demographics & Traffic Counts
- Corner Location with Great Visibility
- List Price \$450,000



DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	34,830	290,611
Households:	15,897	123,779
Average HH Income:	\$81,939	\$85,376
Average Daily Traffic Count:	12,689 Vehicles	



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Gregory Zadrozny

Associate Real Estate Broker

C: 716.830.8943

GregoryZadrozny@HannaCRE.com

Christopher Aris

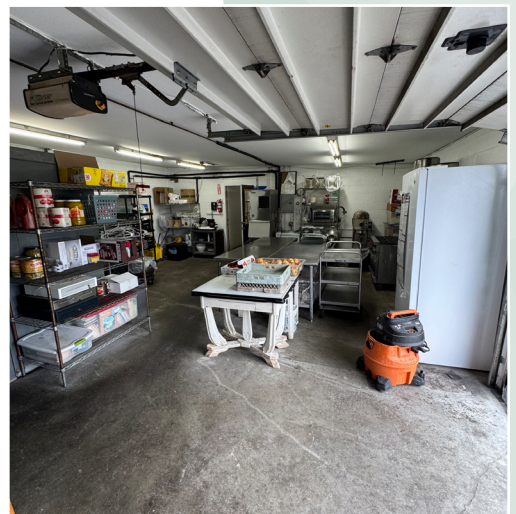
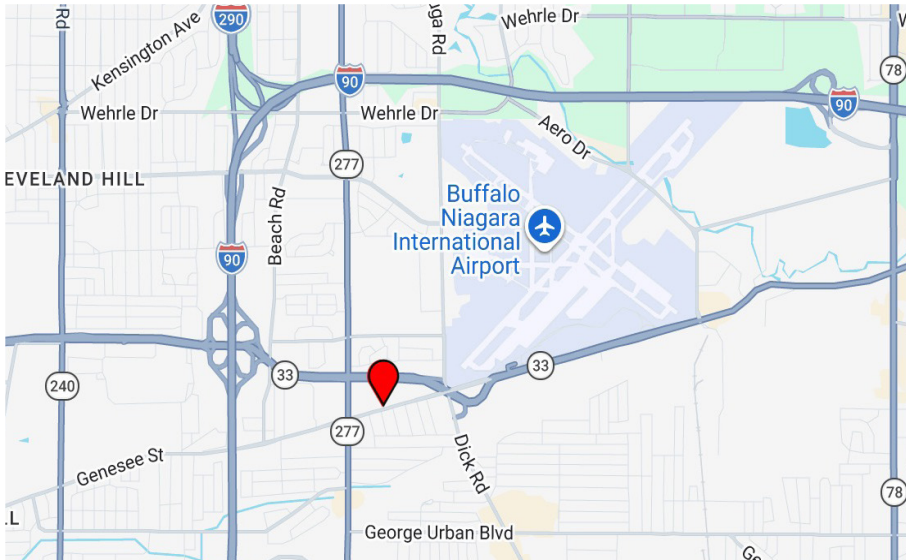
Real Estate Salesperson

C: 716.341.3410

ChristopherAris@HannaCRE.com

FOR SALE

Established & Profitable Pizzeria in Prime Buffalo Location 3648 Genesee St, Cheektowaga, NY 14225



HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Gregory Zadrozny

Associate Real Estate Broker

D: 716.426.0607

GregoryZadrozny@HannaCRE.com

Christopher Aris

Real Estate Salesperson

C: 716.341.3410

ChristopherAris@HannaCRE.com