

RESTAURANT/ BAR SPACE FOR LEASE

\$1.7MM+ 2018 BUILDOUT | TURNKEY | \$775,000 IN FFE INCLUDED

Anchor Corner Location | Flexible Lease Terms | Heart of Larkinville



OPPORTUNITY OVERVIEW

A rare opportunity to acquire a fully built-out, turnkey restaurant location in the heart of Buffalo's premier live-work-play district, at an exceptional lease rate. Located within the historic Larkin Center of Commerce, this prominent first-floor corner anchor space offers exceptional visibility, built-in foot traffic, and immediate operational readiness for a qualified operator.

SPACE SUMMARY

- 5,837 SF first-floor restaurant space
- 201 seats across multiple dining areas
- ±2,000 SF basement storage (walk-in cooler, HVAC/mechanicals)
- Optional 1,858 SF private banquet room with dedicated full bar
- Additional meeting and event space available throughout the building



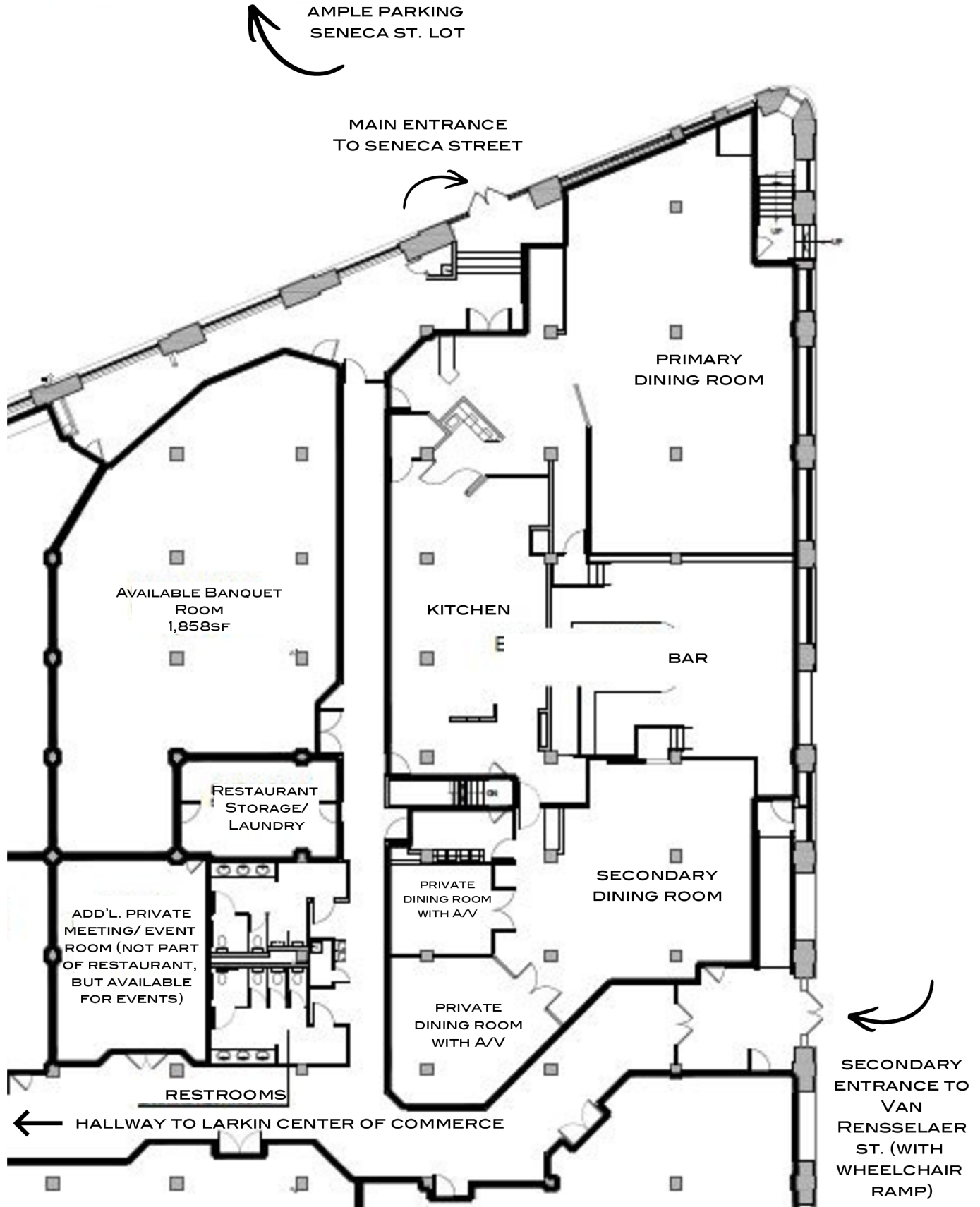
Ideal for established restaurateurs or multi-unit operators; chef-driven or upscale casual concepts; event-forward, banquet, or hospitality-focused operators; or groups seeking a high-visibility flagship location.

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AMPLE PARKING
SENECA ST. LOT

MAIN ENTRANCE
TO SENECA STREET

PRIMARY
DINING ROOM

AVAILABLE BANQUET
ROOM
1,858SF

KITCHEN

BAR

RESTAURANT
STORAGE/
LAUNDRY

ADD'L. PRIVATE
MEETING/ EVENT
ROOM (NOT PART
OF RESTAURANT,
BUT AVAILABLE
FOR EVENTS)

PRIVATE
DINING ROOM
WITH A/V

SECONDARY
DINING ROOM

PRIVATE
DINING ROOM
WITH A/V

RESTROOMS

HALLWAY TO LARKIN CENTER OF COMMERCE

SECONDARY
ENTRANCE TO
VAN
RENSSELAER
ST. (WITH
WHEELCHAIR
RAMP)