



For Sale  
**4717 Clinton Street**  
 West Seneca, NY

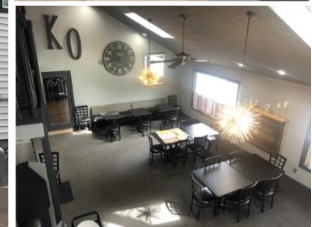
Restaurant Opportunity / For Sale

**3,726 ± SQ. FT. TURNKEY RESTAURANT OPPORTUNITY**

BUILDING FEATURES	
Total Building Size	3,726 ± Sq. Ft.
Lot Size	0.99 ± Acres
Zoning	C-2

**Property Highlights**

- Completely remodeled turnkey restaurant with outdoor patio
- 3,726 ± Sq. Ft. restaurant
- Large parking field on-site (60 ± parking spots)
- Large outdoor patio and bar with waterfront views overlooking Buffalo Creek
- Updated bar, kitchen, and dining room
- Building features second floor apartment / office space
- Located at signalized intersection of Clinton Street and Borden Road
- Just 0.6 ± miles from Transit Road
- Dense residential backup
- Ideal for: neighborhood restaurant / bar, fine dining, brewery / distillery, taproom / pub, medical site



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,500	54,962	149,262
Average Household Income	\$79,944	\$84,894	\$79,255



**MICHAEL R. DEMYAN** / Real Estate Salesperson / mdemyan@pyramidbrokerage.com / +1 716 852 7500 x127 - office

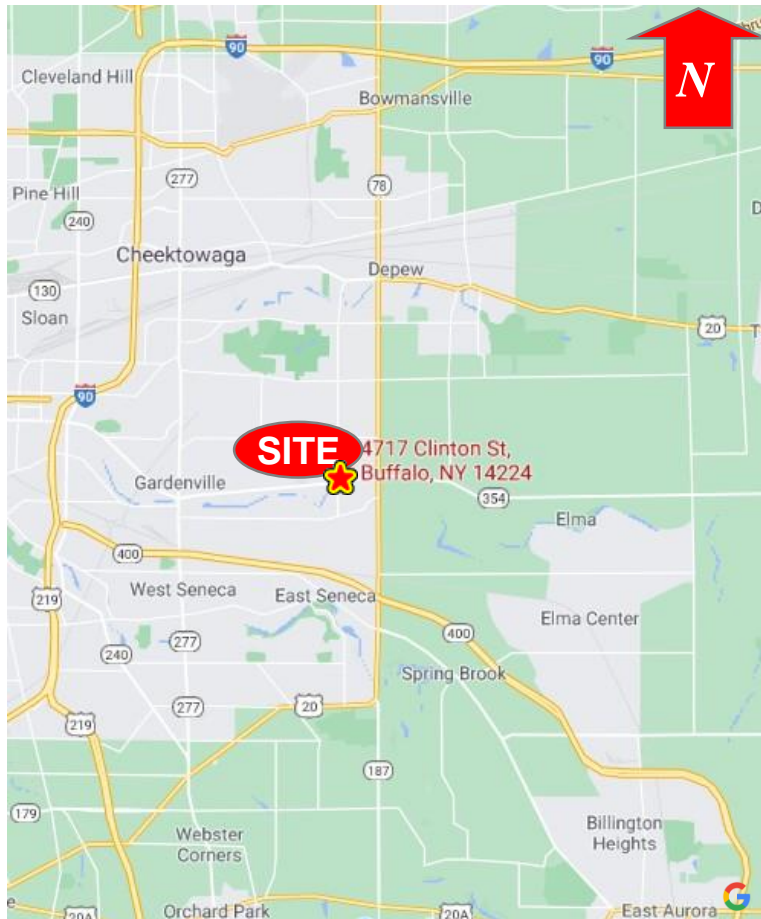
14 Lafayette Square, Suite 1900, Buffalo, NY 14203  
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Location Map



Aerial

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Property Photos

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