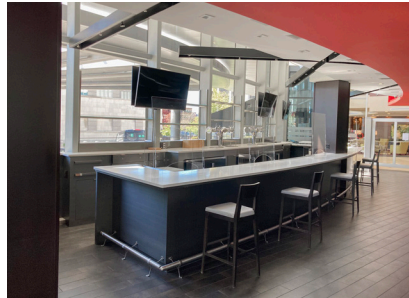




**NOW AVAILABLE!**

# Beautiful Downtown Buffalo Restaurant Space Opportunity

200 Delaware Avenue (Avant Building), Buffalo, New York



## Highlights:

- Turnkey, 9,500 SF Restaurant
- 3,000 SF Patio
- Furnished Bar and Dining Areas
- Fully Equipped Kitchen
- On-Site Hotel Guests, Office Executives and Luxury Condominium Owners
- Banquet Opportunities
- Flexible Terms



You won't find a location more turnkey and move-in ready than this downtown gem.

Located on Delaware and Huron in the iconic Avant building, this prime restaurant venue provides 9,500 square feet of modern design and quality finishes throughout. In the heart of the Central Business District, this desired location offers easy access to onsite and nearby hotels, luxury condominium owners, offices, special events and tourists.

The sophisticated interior space includes a spacious, furnished dining area, elegant bar and lounge, private dining areas, and an expansive outdoor patio and bar.

**To Schedule A Tour of This Prime Downtown Buffalo Location Please Contact:**

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