

FOR SALE

Marotto's Restaurant

3365 Delaware Ave, Tonawanda, NY 14217



PROPERTY HIGHLIGHTS

- Profitable, long established restaurant
- Stellar reputation
- Totally updated
- Operating, fully turnkey
- Top end finishes
- Seating for 112 in the dining room, bar & lounge area
- Beautiful wrap around patio with seating for 35, plus additional seasonal seating at outdoor clam bar
- Great demographics and traffic counts
- On site parking
- **Significant Price Reduction**



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.

Timothy Hourihan

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5 MILE DEMOGRAPHICS



POPULATION
302,663



DAYTIME EMPLOYEES
135,441



HOUSEHOLDS
131,834



AVERAGE HH INCOME
\$70,367



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