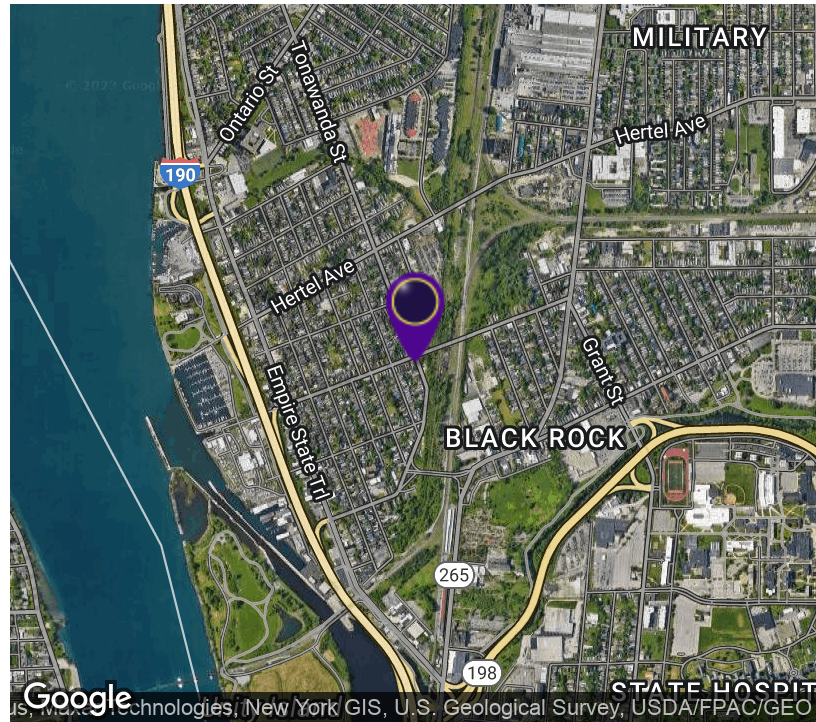


# PRICE REDUCTION!!! Former Viking Lobster Co. Restaurant

## 175 Austin Street, Buffalo, NY 14207

**SALE PRICE****\$500,000****OFFERING SUMMARY**

Year Built: 1910

Building Size: 4,566 SF

Price / SF: \$109.51

**PROPERTY OVERVIEW**

This former full service and very successful restaurant which was established for over 40 years, was once known as a famous place to eat fresh daily Atlantic lobster. Very attractive opportunity for a restaurateur or any investor. Excellent for private parties - event occasion party style families or individual diners. Great additional income stream with a nicely finished 3 bedroom apartment which rents for \$800, which includes all utilities, on the 2nd floor. All equipment included and has four 1,000 gallon freshwater lobster tanks.

**LOCATION OVERVIEW**

Located at the southwest corner of Austin Street & Tonawanda Street. Just east off the New York State Thruway I-190 & west of Military Road. Located in the Black Rock Section of Buffalo minutes north of Downtown Buffalo

**PROPERTY HIGHLIGHTS**

- Extremely Successful Former Lobster Restaurant
- Easy Access to NYS Thruway I-190
- Excellent Source of Income
- Additional 3 Bedroom Apartment Upstairs
- All Equipment Included
- Four (4) 1,000 Gallon Freshwater Lobster Tanks



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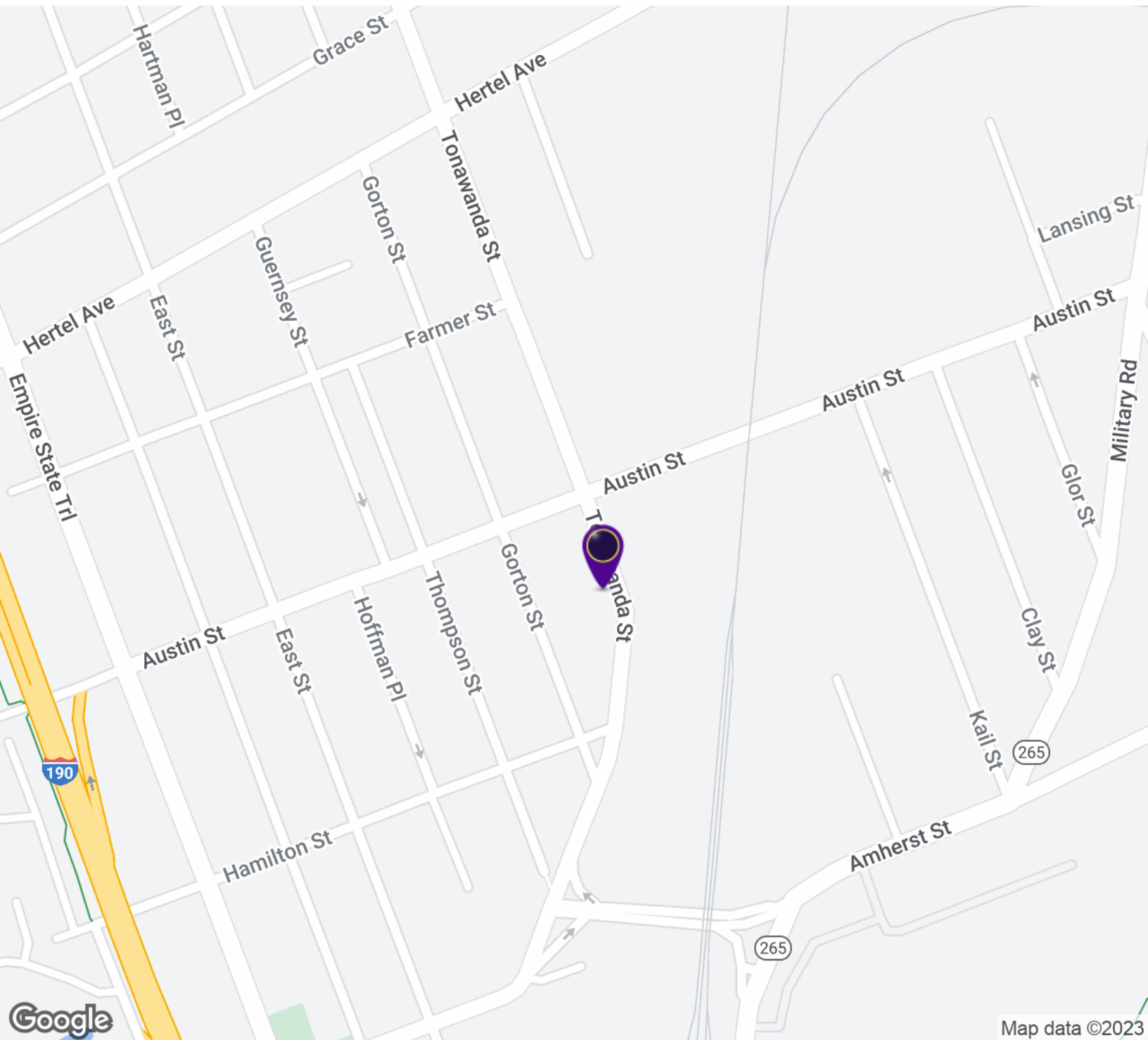
## ADDITIONAL PHOTOS

PRICE REDUCTION!!! Former Viking Lobster Co. Restaurant  
175 Austin Street, Buffalo, NY 14207



## LOCATION MAP

PRICE REDUCTION!!! Former Viking Lobster Co. Restaurant  
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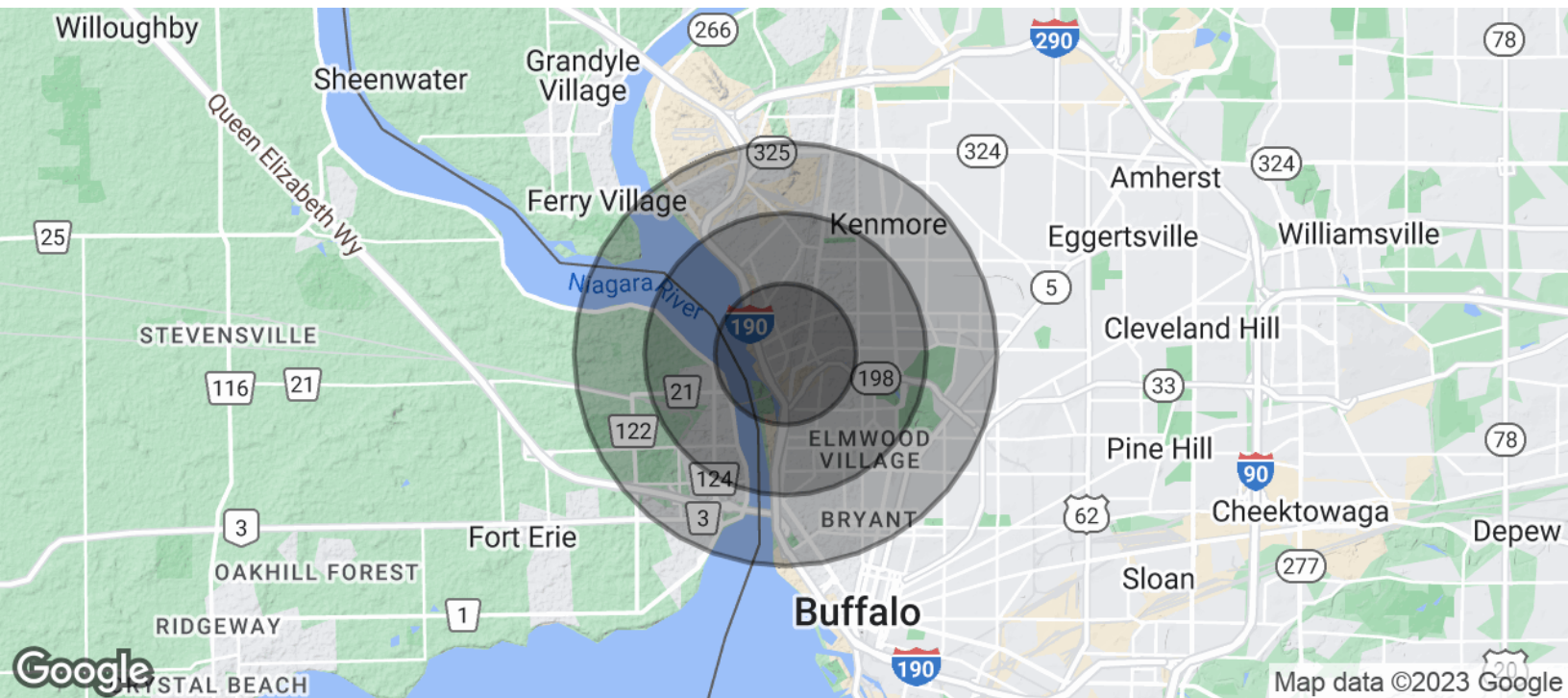
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## DEMOGRAPHICS MAP & REPORT

PRICE REDUCTION!!! Former Viking Lobster Co. Restaurant  
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,422	61,289	129,362
Average Age	28.5	32.3	35.0
Average Age (Male)	26.1	30.6	33.8
Average Age (Female)	31.3	34.0	36.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,286	29,192	65,229
# of Persons per HH	2.4	2.1	2.0
Average HH Income	\$40,640	\$57,996	\$60,498
Average House Value	\$76,767	\$153,894	\$171,735

\* Demographic data derived from 2020 ACS - US Census



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