



BAR + 2 APARTMENT UNITS = HIGH CASH FLOW

715 RIDGE ROAD

Lackawanna, NY 14218

SALE BROCHURE • JUNE 04, 2025

George William

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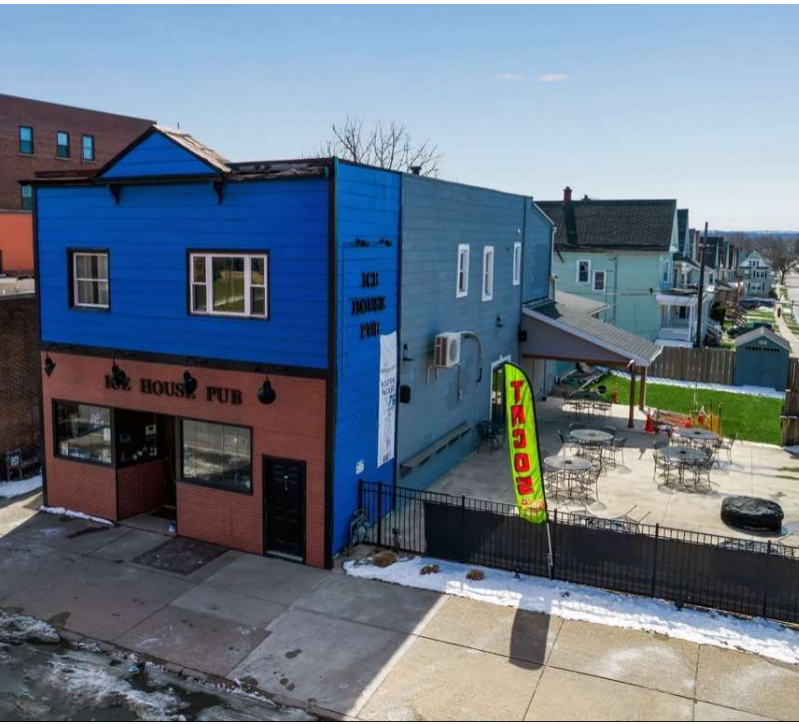
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$500,000
Building Size:	6,414 SF
Market:	Buffalo-Niagara MSA
Submarket:	South Buffalo / Lackawanna Submarket
Price / SF:	\$77.95
Buyer Transaction Fee	\$395

LOCATION OVERVIEW

715 Ridge Rd is ideally located in the heart of Lackawanna, NY, just steps from the bustling South Park Avenue corridor. Surrounded by a mix of established businesses, residential neighborhoods, and ongoing development, this property sits in a high-traffic area with excellent visibility and accessibility. Just minutes from downtown Buffalo, major highways, and the waterfront, this location benefits from strong commuter flow, walkability, and a growing local population. Whether serving neighborhood regulars or drawing customers from the greater Buffalo area, this location positions your business and rental units for long-term success.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Gross Income Potential: \$102,600+/year
- Apartments currently rented at \$1,500/month each (\$36,000/year), with market rents closer to \$1,850/month (\$44,400/year)
- Bar lease potential: \$3,500/month (\$42,000/year) — OR operate the bar yourself and maximize profits
- NY Lotto Quick Draw alone brings in \$2,000/month passive income (\$24,000/year)
- Even without bar sales, you're looking at over \$100K in annual gross income, delivering a high cap rate and double-digit cash-on-cash return — a rare find in today's market.
- Turn-key bar with 22 taps (16 air-cooled), new glycol system
- New HVAC (2022), 22 new windows, updated electrical
- New outdoor patio on a double lot
- Dry basement, on-site laundry
- Added Value: Owner retiring and relocating to Florida
- Proven income-generating property that's funded other real estate ventures
- Seller to complete facade painting and exterior improvements before closing



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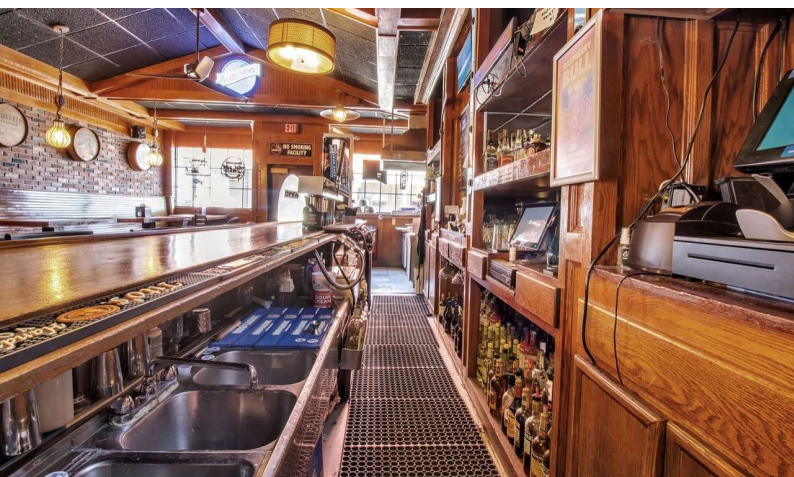
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

A rare high-return investment opportunity in the heart of Lackawanna, 715 Ridge Rd offers a fully equipped, turn-key bar and two renovated 3-bedroom apartments just steps from South Park Avenue. This mixed-use property generates over \$102,000/year in potential gross income, delivering a high cap rate and double-digit cash-on-cash return that's almost impossible to find in today's market. The two apartments are currently rented at \$1,500/month each (below-market), with the potential to increase to \$1,850/month. The bar alone generates \$2,000/month in passive income from NY Lotto Quick Draw, and can either be leased for \$3,500/month or operated directly for even higher returns. Sitting on a double lot, the property features a brand-new outdoor patio, 22 taps (16 air-cooled) with a new glycol system, updated electric, 22 new windows, and new HVAC (2022). The full dry basement includes on-site laundry, and the seller is committed to completing facade painting and exterior improvements. Owner is retiring and moving to Florida after years of using this income-producing property to successfully fund other real estate ventures—now it's your turn.

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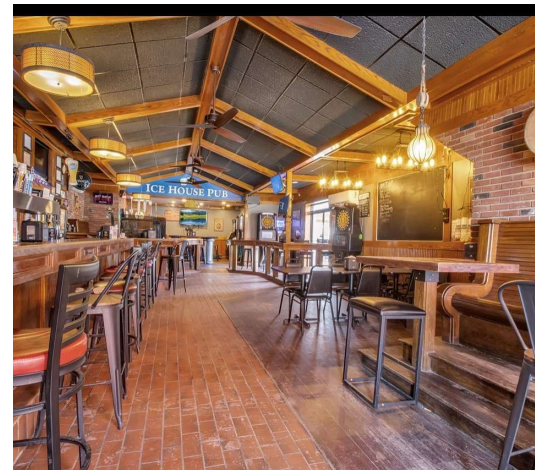
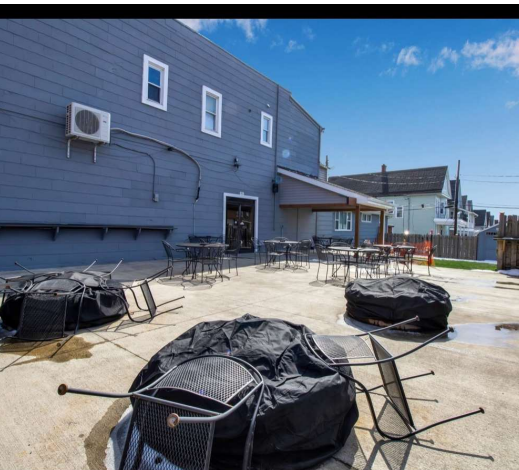
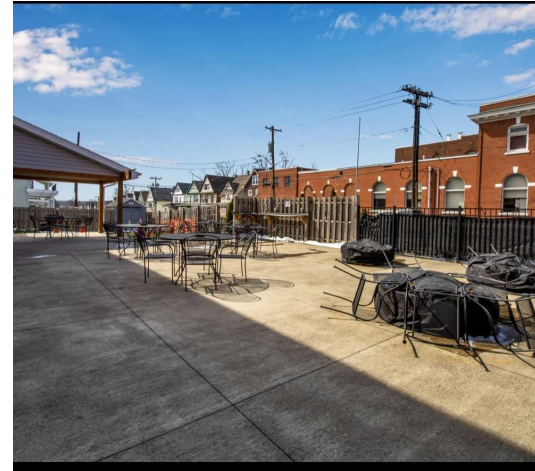
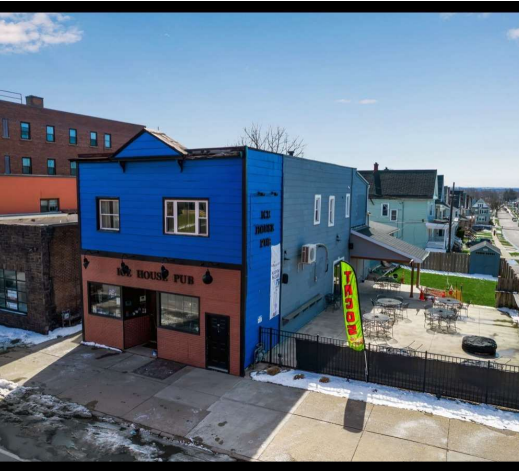
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BAR PHOTOS



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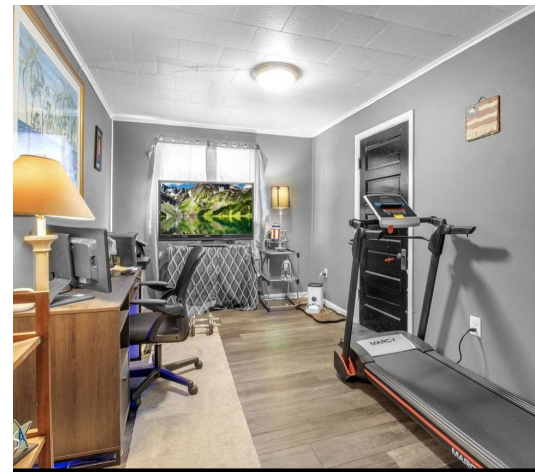
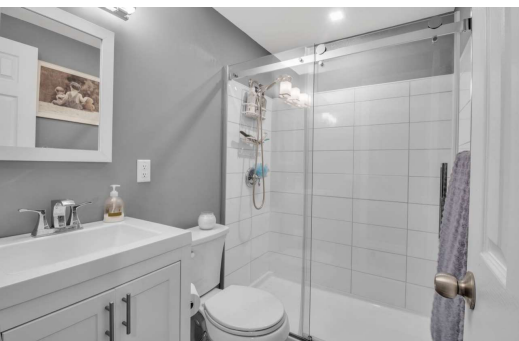
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APARTMENT PHOTOS



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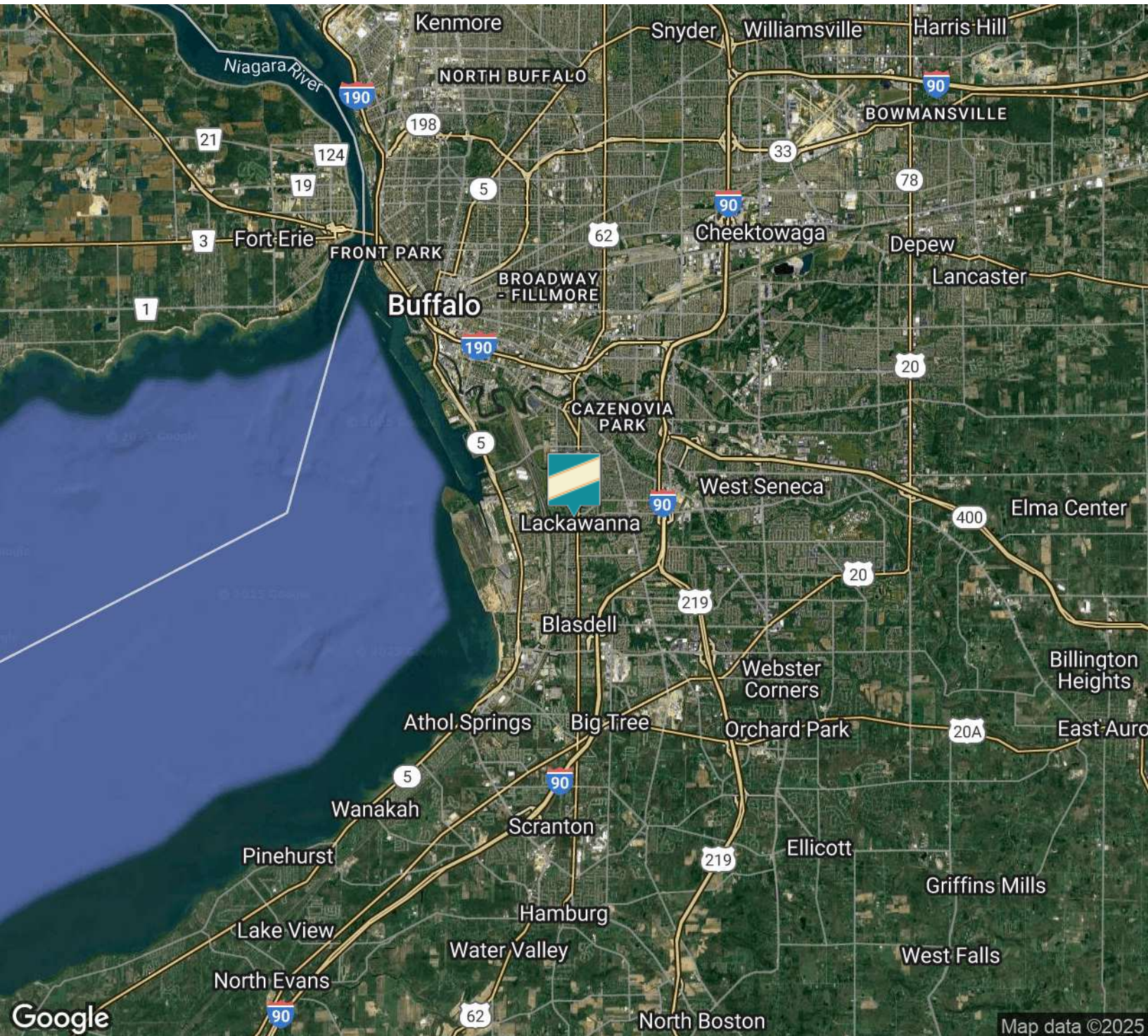
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LOCATION MAP



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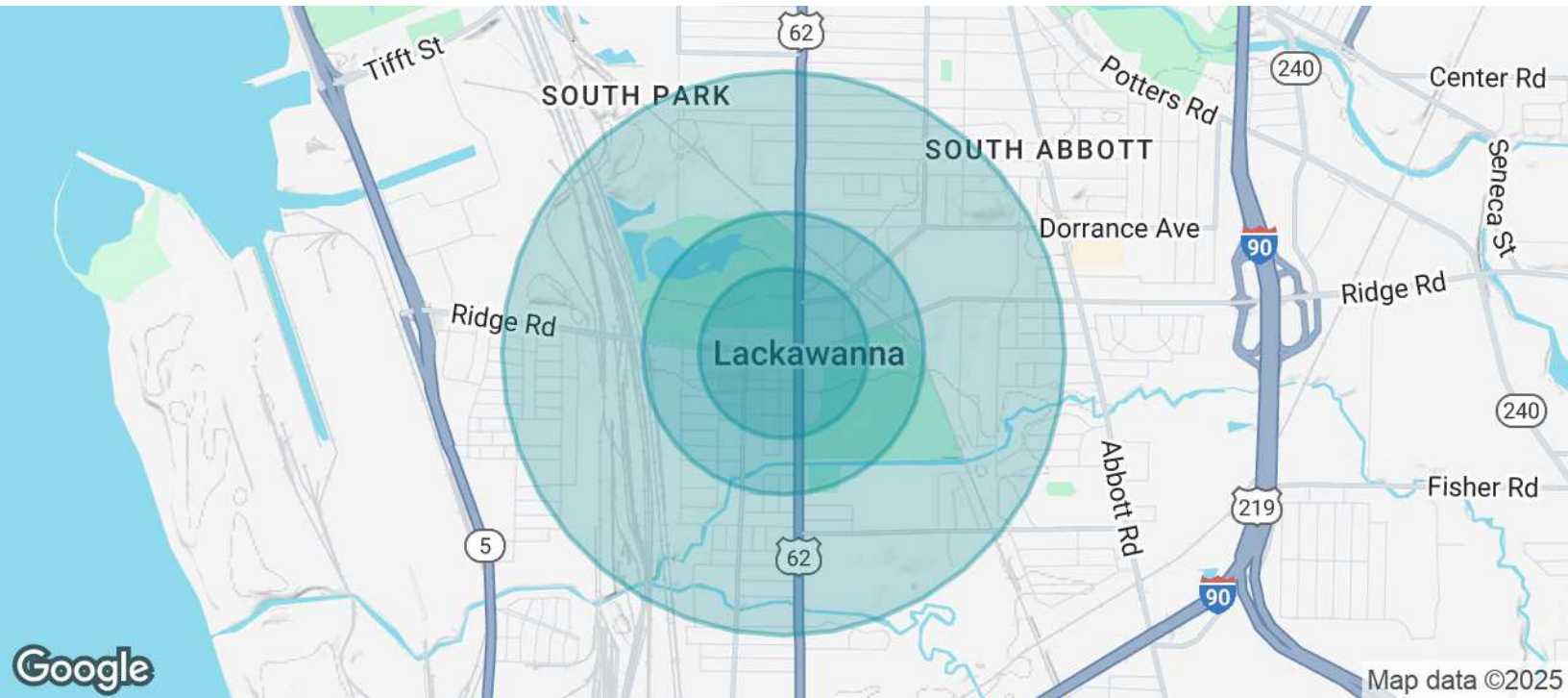
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,544	3,627	14,802
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	654	1,531	6,205
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,580	\$56,517	\$65,096
Average House Value	\$126,126	\$140,969	\$172,036

Demographics data derived from AlphaMap

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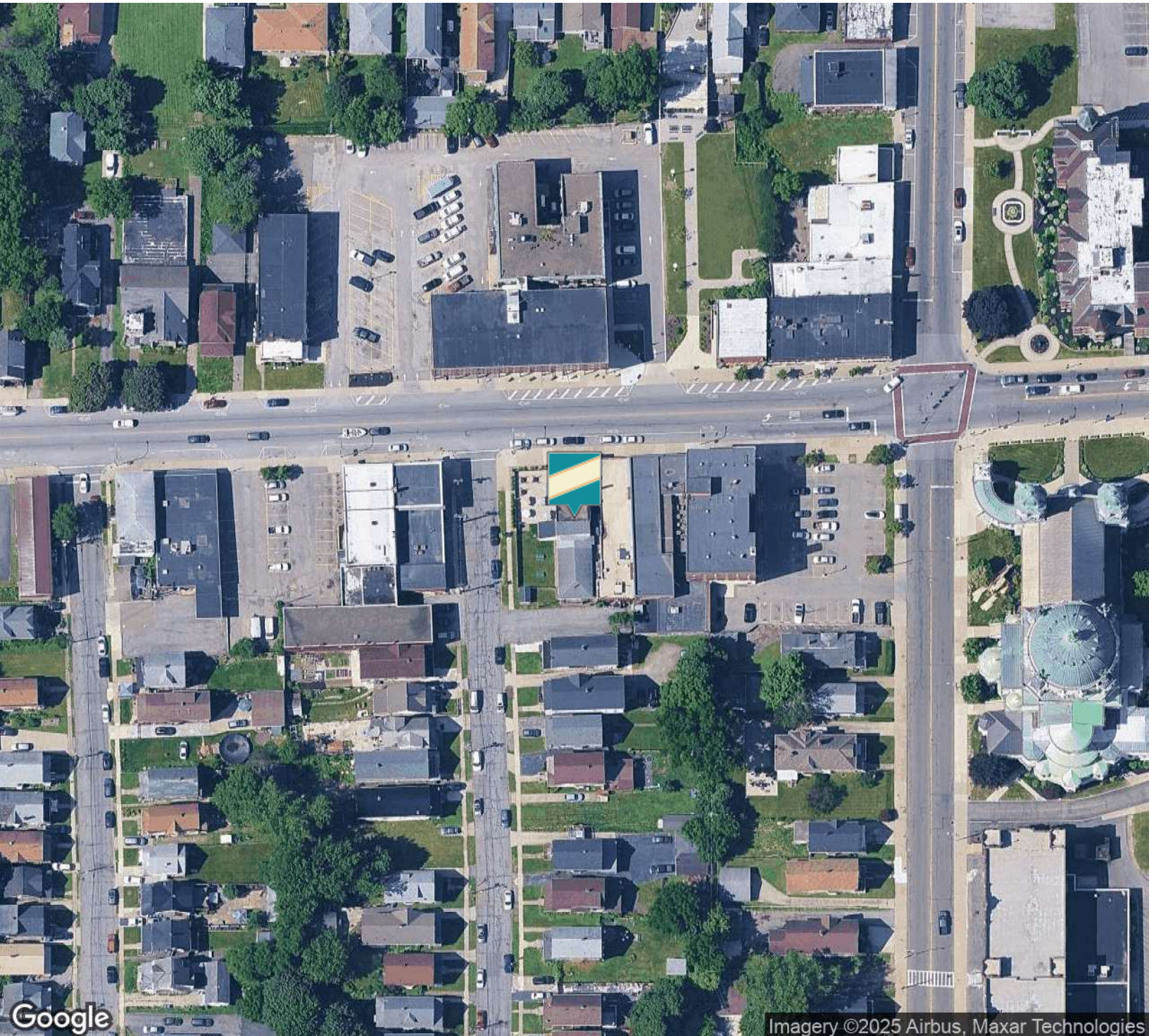
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AERIAL MAP



Google

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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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