

FOR SALE

Corner of Main Street & Melrose Drive

6011 MAIN STREET

WILLIAMSVILLE, NY

Ideal for Restaurant Owner/User



PRICE

\$1,195,000



TOTAL BUILDING AREA

3,994 SF



AVAILABLE FOR OCCUPANCY

2,918 SF

BY RESTAURANT OWNER/USER



INCOME PRODUCING

1,076 SF

TENANT SUITE



HIGHLIGHTS

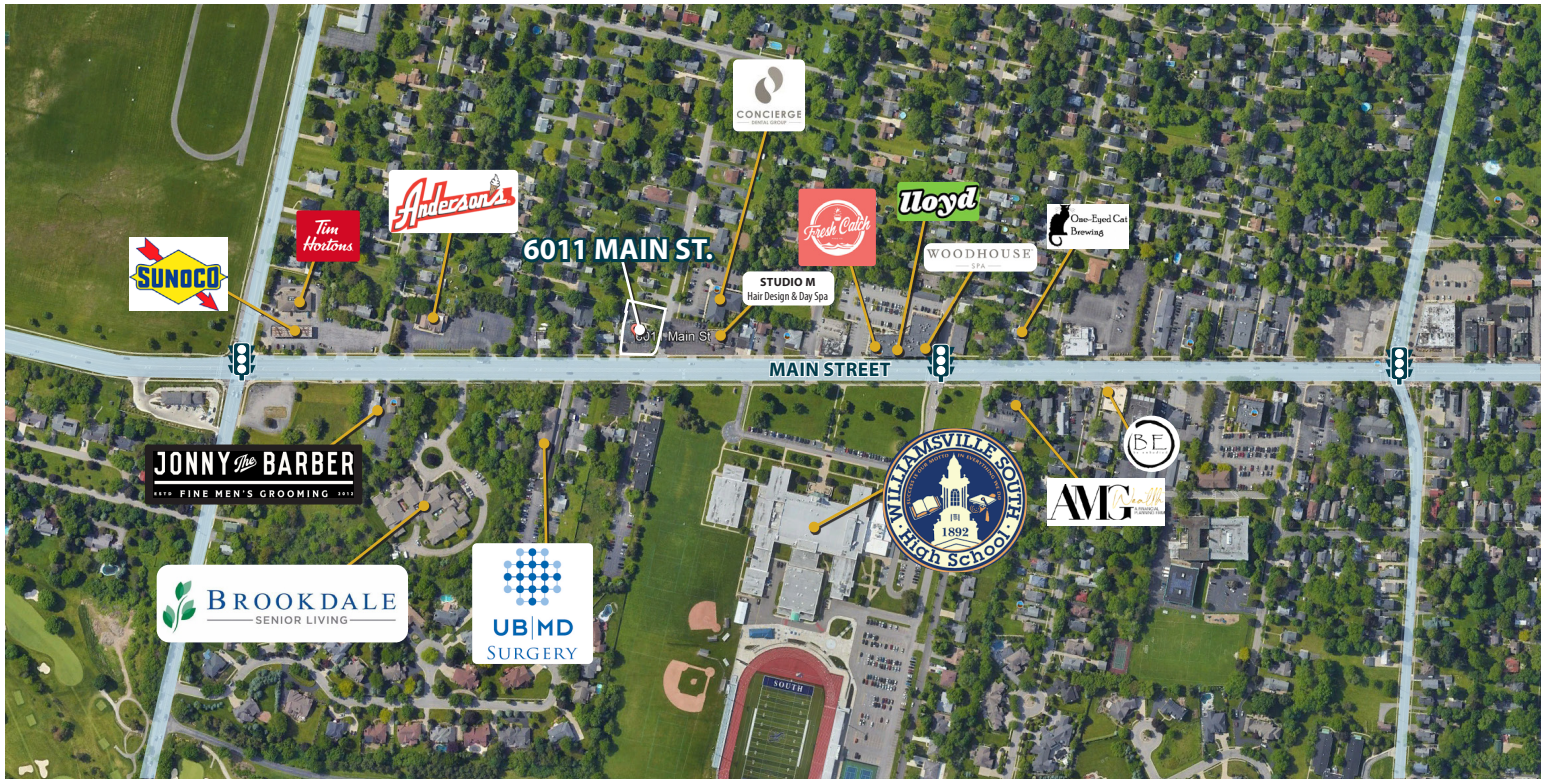
- Attractive, fully renovated building containing two suites:
 - 1,076 SF – Leased and Income Producing
 - 2,918 SF - Available - "Restaurant Ready"
- High Traffic, corner location
- Ample parking in front and rear of building

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NEIGHBORHOOD OVERVIEW

6011 Main Street | Williamsville, NY



BUILDING FLOOR PLAN



AVAILABLE RESTAURANT SUITE

2,918 SF

6011 Main Street | Williamsville, NY



PERFECT PREVIEW (INCOME PRODUCING TENANT SUITE)

1,076 SF

6011 Main Street | Williamsville, NY



SITE PLAN

6011 Main Street | Williamsville, NY



Front of Building
Entrance, Parking, and Monument Sign