

**Auctioneer Notes:**

**\*\*Great Location and Opportunity\*\***

If property reaches \$200,000 it will be sold, in May of 2020 a current appraisal was done at \$400,000 in the height of a pandemic, COVID-19 was taken into consideration when doing the appraisal. Appraisal is now online. Auctioneer believes it could be worth more.

Successful establishment, well know, large parking lot. This restaurant is turn-key operation.

East Aurora restaurants are open and thriving.

This building could potentially be converted to retail/professional offices or multiple apartments.

TAKE A LOOK!!