

# 10,541+/- SF Mixed Use Building

2824 Bailey Ave, Buffalo, NY 14215

**SALE PRICE****\$475,000****OFFERING SUMMARY**

Lot Size:	0.23 Acres
Year Built:	1930
Building Size:	10,541 SF
Zoning:	D-S
Price / SF:	\$45.06

**PROPERTY OVERVIEW**

Exclusively offered at 2824 Bailey Ave, Buffalo, NY, this 10,541 square foot mixed-use commercial building presents a compelling opportunity for investors or owner-users seeking a well-located asset with diversified income. Situated on 0.22+/- acres and originally constructed in 1930, the property features approximately 90 feet of frontage along Bailey Avenue with highly visible traffic-light exposure. The building is currently configured with a combination of retail and warehouse space and is occupied by three tenants, including a front retail corner store/market, a warehouse tenant operating an auto garage with spray booth, and a rear storage user. Basement is dry and ideal for additional storage. Approximately 1300 square feet remains vacant, previously used for church worship, offering immediate upside. Additionally, the single-family residence directly behind the building is also available for purchase at an additional price, allowing for a combined acquisition or the option to purchase the commercial building individually. The single-family house is currently leased



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## PROPERTY SUMMARY

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### LOCATION DESCRIPTION

The property benefits from a strategic position along one of Buffalo's most traveled commercial corridors, with all off-ramp traffic exiting the Kensington Expressway (Route 33) required to pass directly by the site. Bailey Avenue serves as a major north-south artery, providing strong daily traffic counts, public transportation access, and connectivity to surrounding neighborhoods and business districts. The signalized intersection enhances exposure and ease of access for customers, deliveries, and employees alike. Surrounded by a dense residential population and a mix of established retail, service, and automotive users, this location supports consistent demand and long-term commercial viability. The combination of visibility, access, and traffic flow makes this a prime setting for retail, automotive, warehouse, or service-oriented businesses. Close proximity to Downtown Buffalo, Buffalo Niagara International Airport, New York Thruway I-90 & Kensington Expressway.

### PROPERTY HIGHLIGHTS

- 10,541 +/- SF Retail / Warehouse Building
- Built in 1930
- Zoned D-S
- Commercial Corridor of Bailey Avenue
- 90% occupancy
- Single Family House Available for Purchase

### OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	9,901 SF
Building Size:	10,541 SF



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ADDITIONAL PHOTOS

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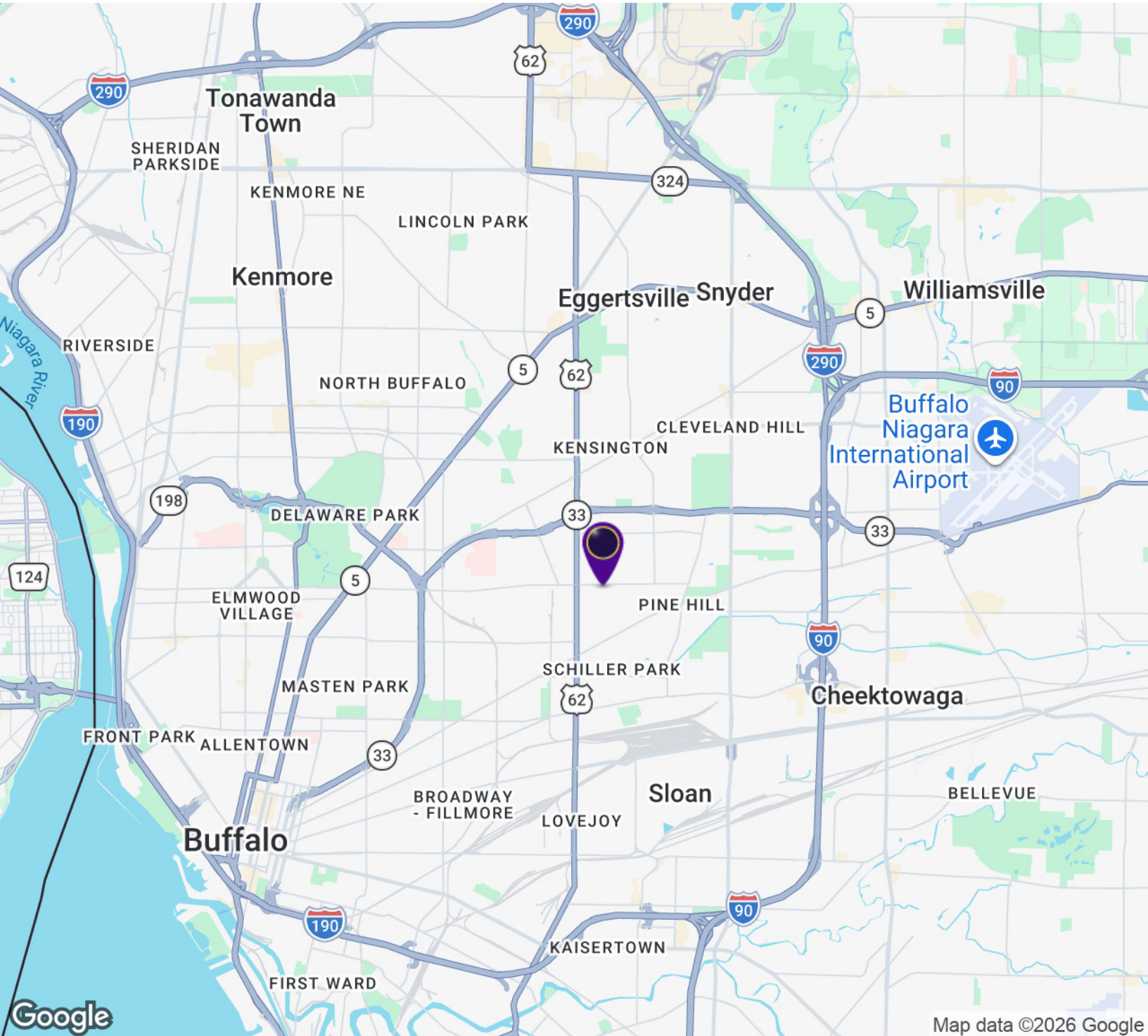


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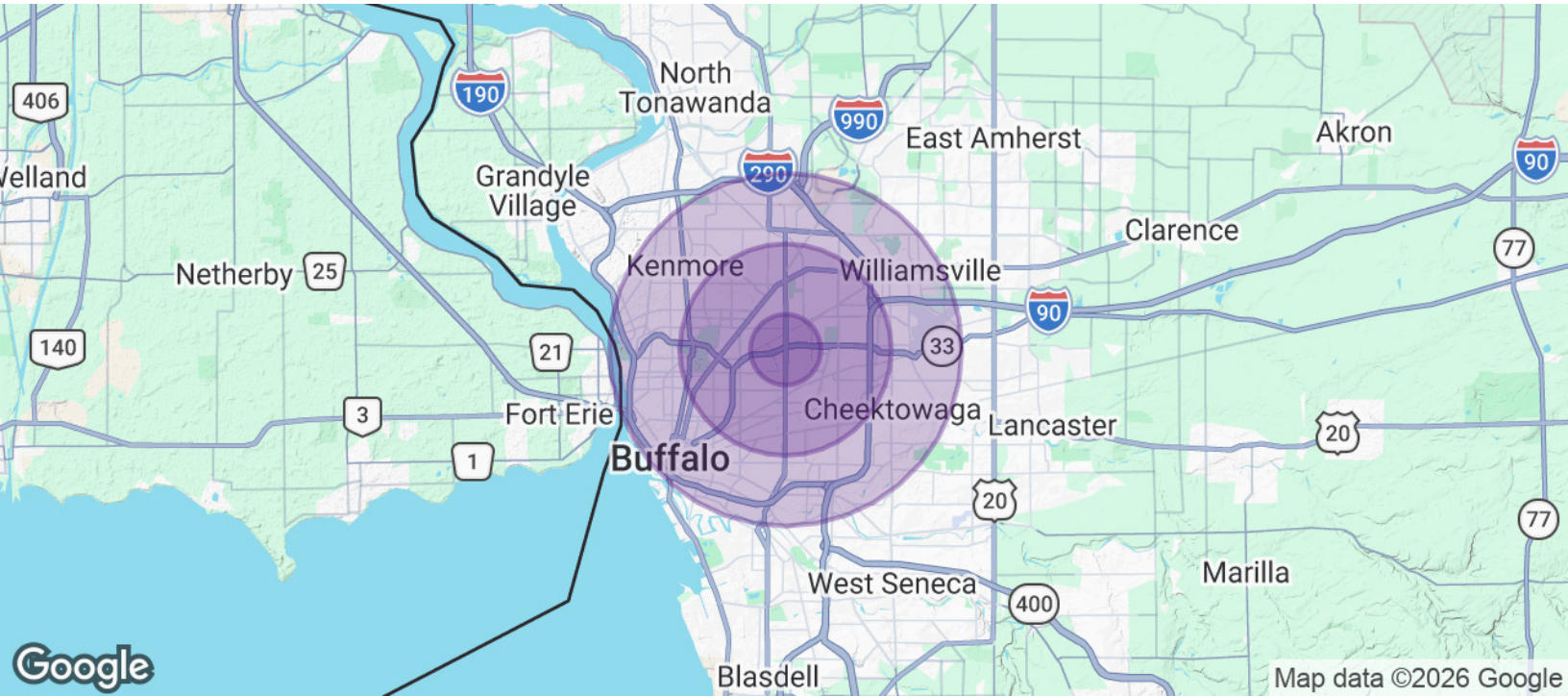


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,649	185,479	415,342
Average Age	36	38	39
Average Age (Male)	34	37	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,482	76,861	178,653
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$52,026	\$73,878	\$75,905
Average House Value	\$220,734	\$237,694	\$250,436

Demographics data derived from AlphaMap



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