

21,400+/- SF Retail/Industrial Space

1085 E Delavan Ave, Buffalo, NY 14215



OFFERING SUMMARY

Sale Price:	\$859,999
Lot Size:	0.83 Acres
Year Built:	1920
Building Size:	21,400 SF
Zoning:	Commercial D-IL
Price / SF:	\$40.19

PROPERTY OVERVIEW

1085 East Delavan Avenue features a well-maintained, single-story industrial facility totaling approximately 21,400+/- square feet situated on 0.83+/- acres. The building is constructed of solid masonry and steel, offering durability and flexible interior layouts suitable for manufacturing, distribution, or showroom use. Ample parking is available on both sides of the building, and a signalized intersection at the front entrance allows for smooth traffic flow and convenient ingress and egress for larger vehicles. The property includes two drive-in loading docks at the front, an additional overhead door at the rear, and a 1,000-lb overhead crane to support material handling operations. The front office area—featuring a reception space, private offices, and a kitchenette—can easily be converted into retail display space or a professional showroom for client-facing uses. An easement provides secondary access from Kirkpatrick Street, enhancing site circulation for deliveries or fleet vehicles. The structure's adaptable layout, combined with its accessible, high-traffic location, makes this property an outstanding owner-user or investment opportunity in one of Buffalo's most convenient industrial zones.



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LOCATION DESCRIPTION

Strategically located along East Delavan Avenue in Buffalo's active Genesee-Moselle industrial corridor, this property offers exceptional visibility and access within one of the city's most established light manufacturing districts. The site sits just minutes from the New York State Thruway (I-190), Route 33 (Kensington Expressway), and Route 198 (Scajaquada Expressway)—providing direct routes to downtown Buffalo, the Buffalo Niagara International Airport, and regional commercial hubs. Nearby points of interest include Erie County Medical Center, Canisius College, and Humboldt Parkway, with a range of retail services, supply houses, and trade businesses surrounding the property. East Delavan serves as a heavily traveled east-west corridor with signalized intersections, making access easy and convenient for employees, clients, and deliveries alike. The area's established commercial presence and excellent transportation connectivity make this a premier location for any industrial, fabrication, or service-based operation.

PROPERTY HIGHLIGHTS

- 21,400+/- SF free standing building
- Built in 1920, with historical charm
- Zoned Commercial D-IL
- Prime location in Buffalo, NY
- High visibility and foot traffic
- Versatile space for retail or other businesses
- Ample parking for customers



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ADDITIONAL PHOTOS

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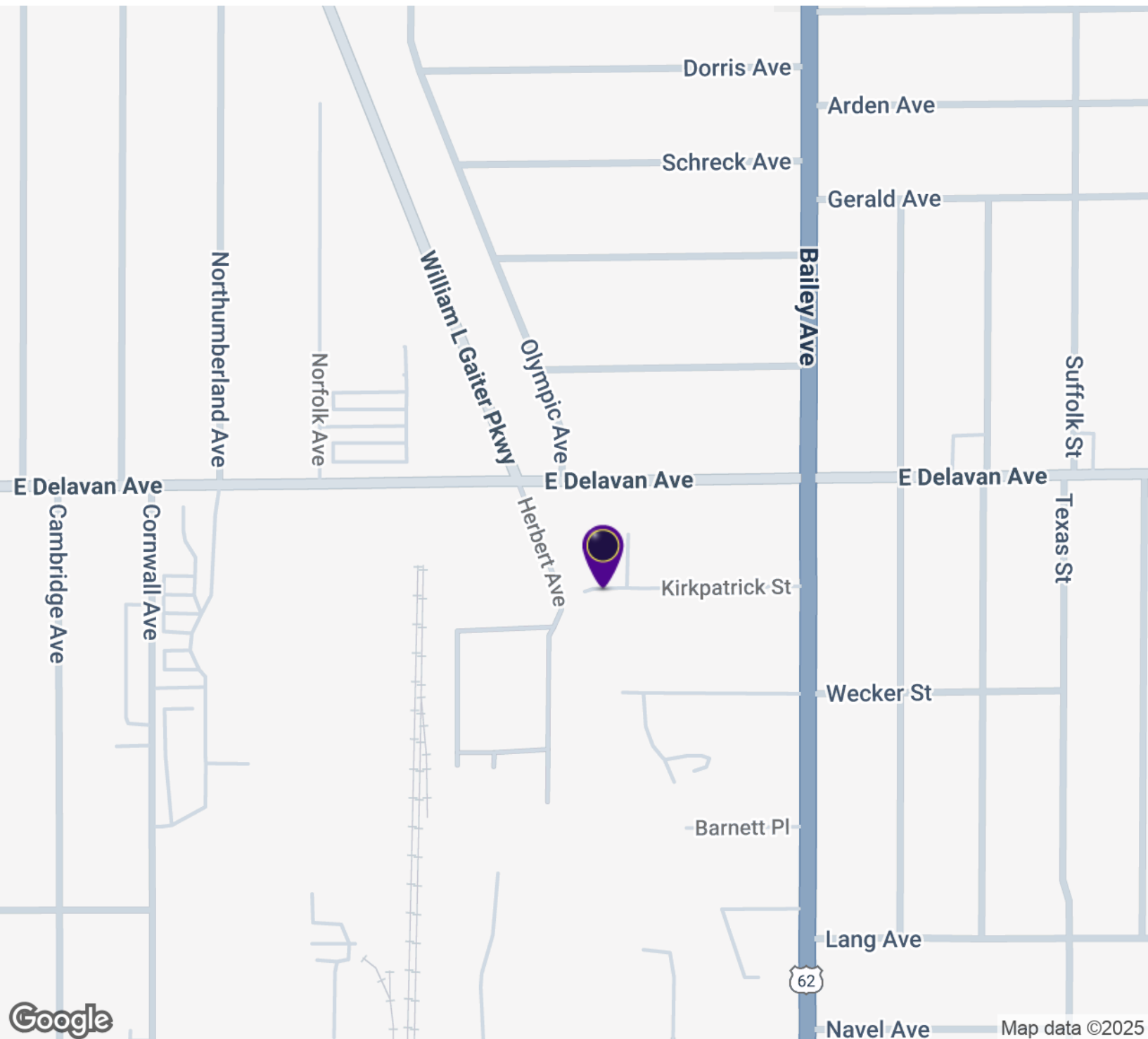
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LOCATION MAP

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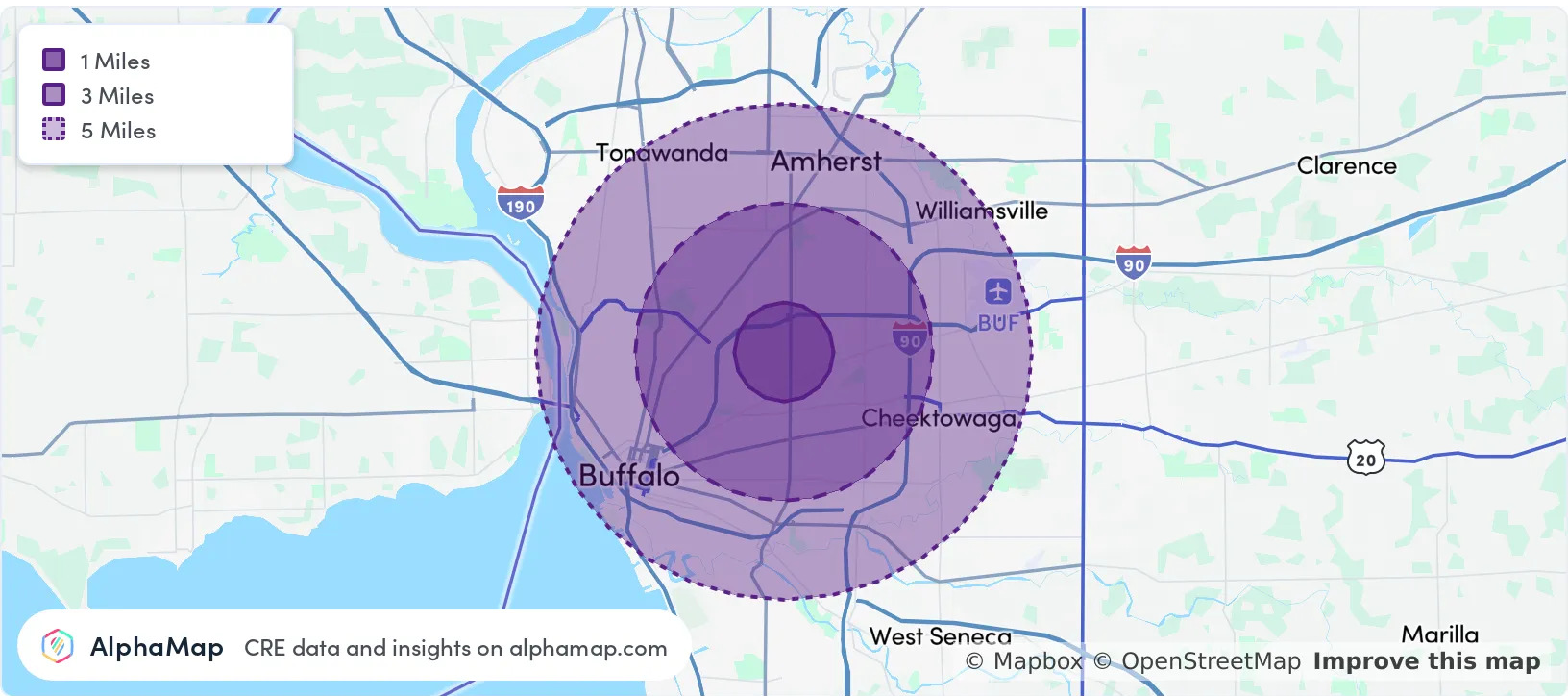


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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,712	185,656	411,120
Average Age	36	38	39
Average Age (Male)	34	37	38
Average Age (Female)	38	39	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,632	77,857	178,682
Persons per HH	2.6	2.4	2.3
Average HH Income	\$46,656	\$69,846	\$74,681
Average House Value	\$209,433	\$246,588	\$253,435
Per Capita Income	\$17,944	\$29,102	\$32,470

Map and demographics data derived from AlphaMap



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