

FOR SALE

235 North St, Buffalo, NY 14201



2 Story Medical / Office Building With 19,000 SF of Class A Finishes

Located between the Elmwood Village and Buffalo Medical Campus near downtown and the Peace Bridge, private 55 car park blacktop lot. Building houses natural gas, XX KW generator offering complete power backup. Snow melt system, heated sidewalks, handicapped ramp, 2 elevators in a highly trafficked area. Building underwent extensive renovations in 1993-94; medical suite with exam rooms and nurses station on each floor. High grade, high efficiency HVAC system for entire building with 201 high efficiency heating boilers.

PROPERTY OVERVIEW

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|-------------------|----------------|
| Lot Size | 0.75 +/- acres |
| Total SF | 19,000 +/- SF |
| Year Built | 1959 |
| Stories | 2 |
| Parking | On Site |

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