



## 2556 Delaware Ave

Buffalo, New York 14216

### Property Highlights

- Stabilized NNN Investment with credit tenant through 2031
- Prime corner location

### Property Overview

This corner property with significant frontage offers a strategic location for medical office investment. Situated near major highways and public transportation, it provides convenience for patients and staff. Nearby, Hertel Avenue's amenities and the scenic Delaware Park create an inviting environment. With a thriving medical community, this fully leased medical building anchored by a strong tenant is an attractive investment opportunity in the Buffalo market.

### Offering Summary

<b>Sale Price:</b>	Subject To Offer
<b>Building Size:</b>	4,921 SF

### For More Information



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## Sale Price

## Subject To Offer

## Property Information

### Location Information

Street Address	2556 Delaware Ave
City, State, Zip	Buffalo, NY 14216
County	Erie
Market	Buffalo
Cross-Streets	Delaware & Avery

### Building Information

Building Size	4,921 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	2
Year Built	1930
Year Last Renovated	2005
Gross Leasable Area	4,727 SF
Number of Buildings	1

Property Type	Office
Property Subtype	Office Building
Zoning	N-3E
Lot Size	0.11 Acres
APN #	78.47-4-1
Lot Frontage	140 ft
Corner Property	Yes
Traffic Count	23873

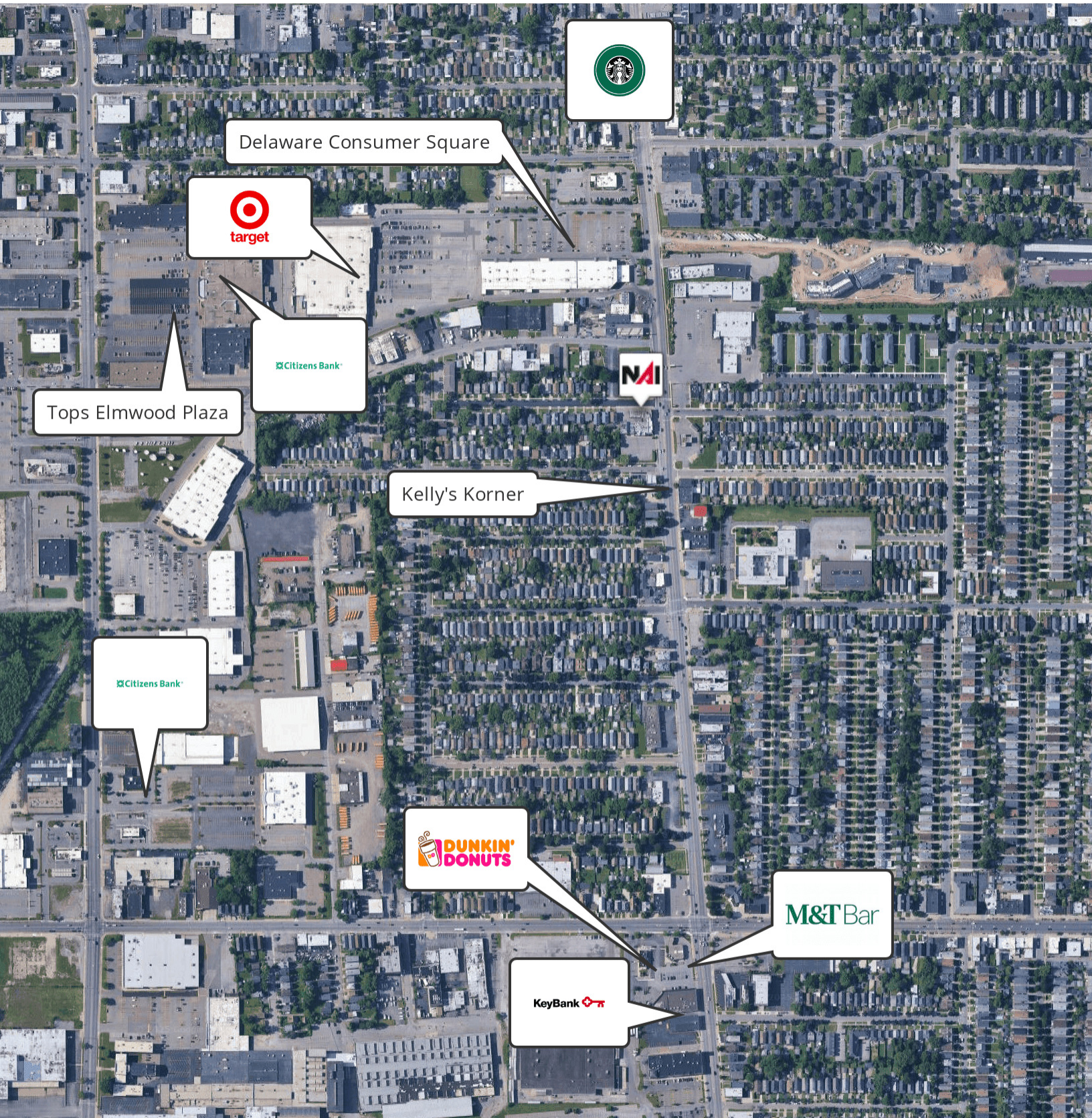




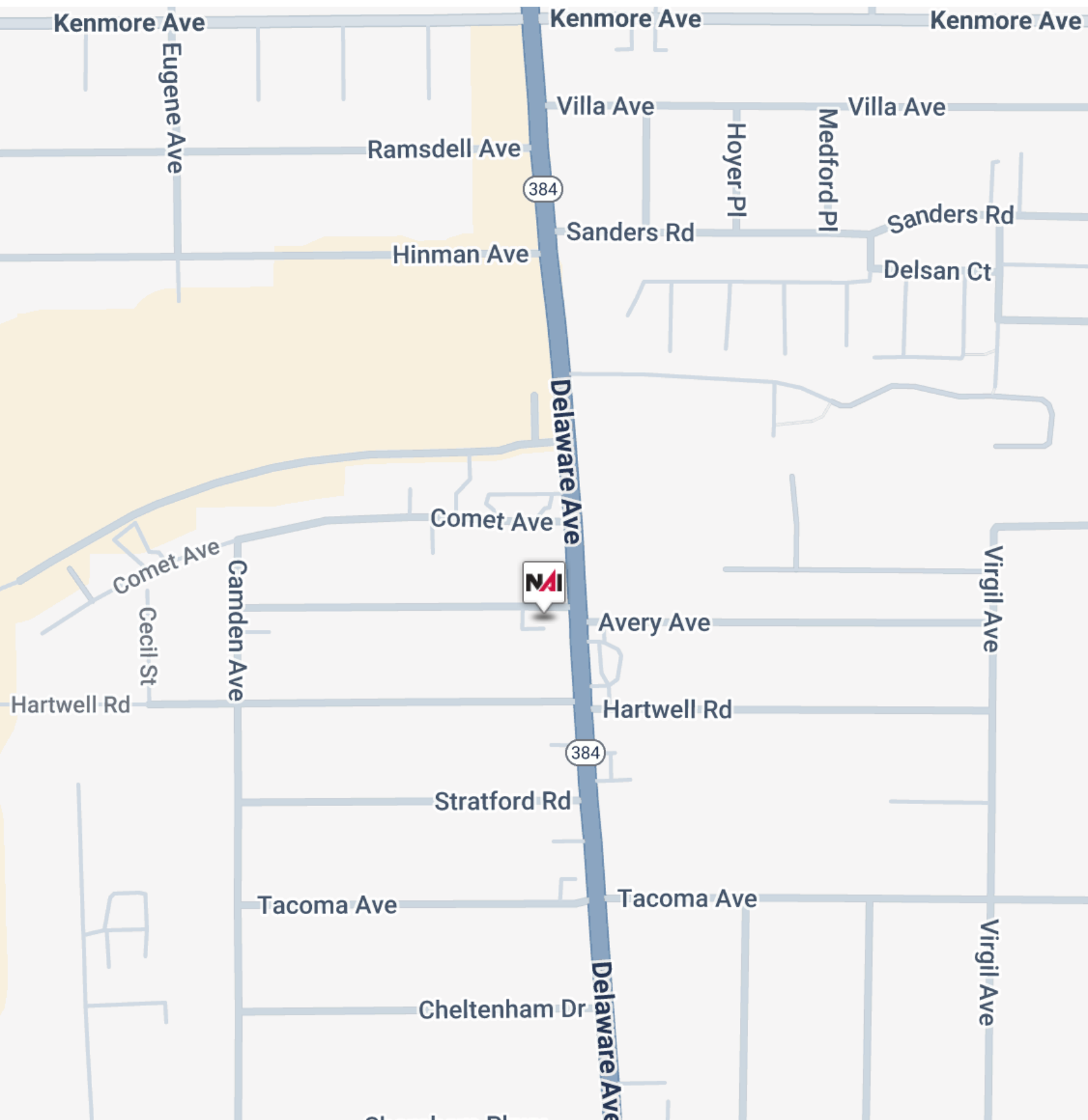
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