



## 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

**Sale Price:**

Subject To Offer

**Building Size:**

4,921 SF

### For More Information

**Chadd Soto**

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csoto@naimcguire.com



**BROCHURE**

**2556 Delaware Ave, Buffalo, NY 14216**

## 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

### 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

### 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

**NAI McGuire**

**For Sale**

4,921 SF

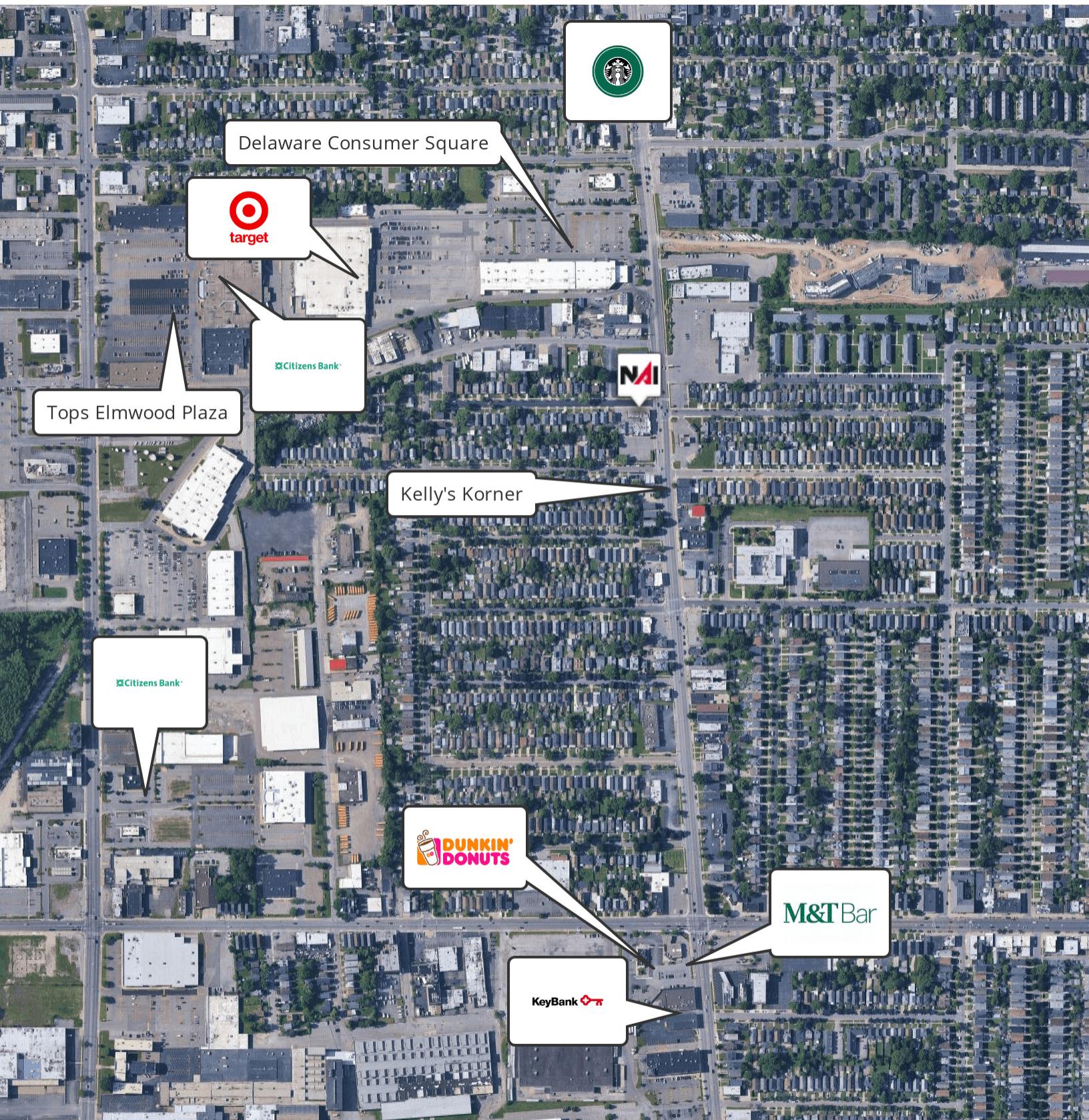
Fully Leased Investment Opportunity



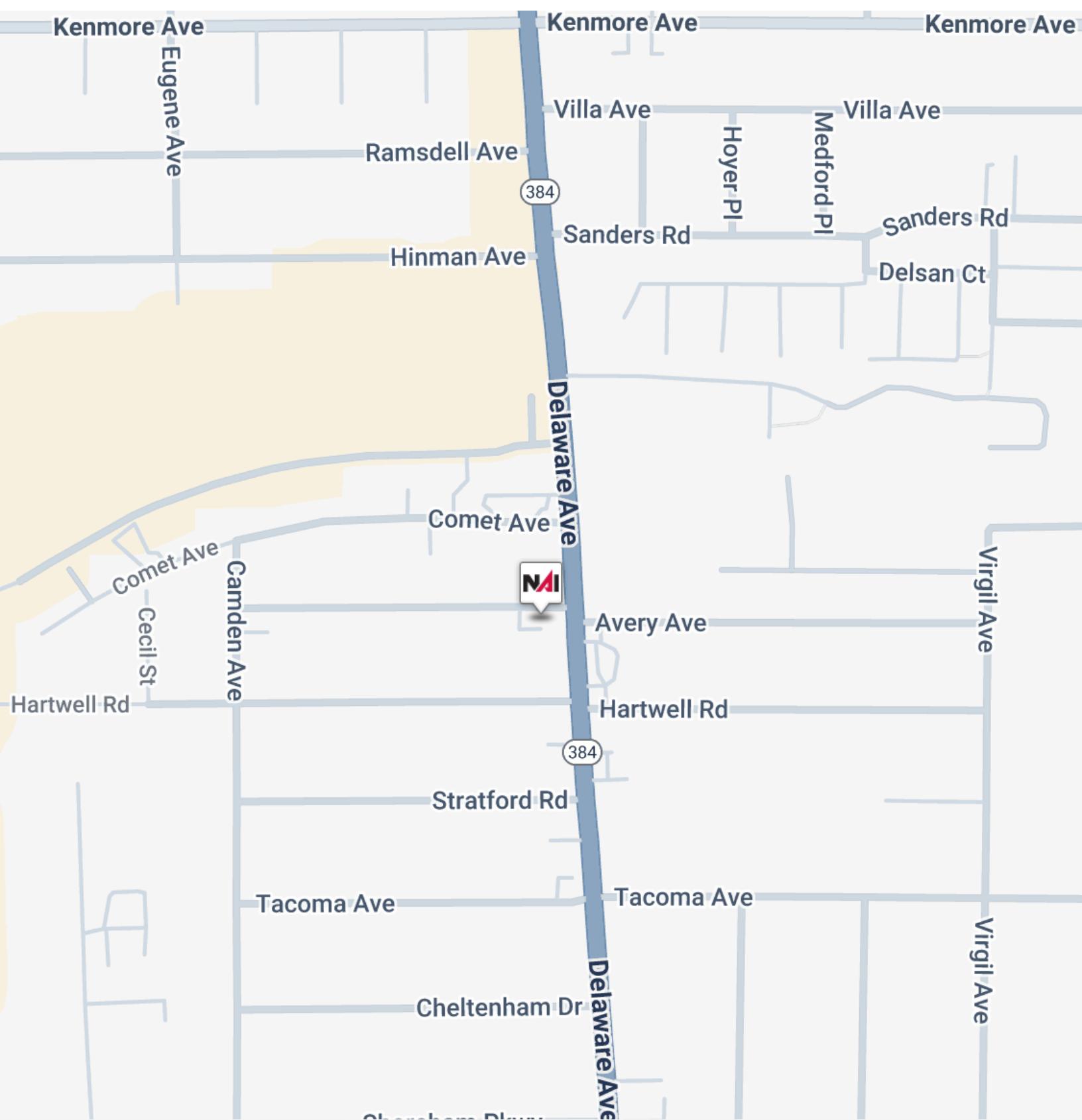
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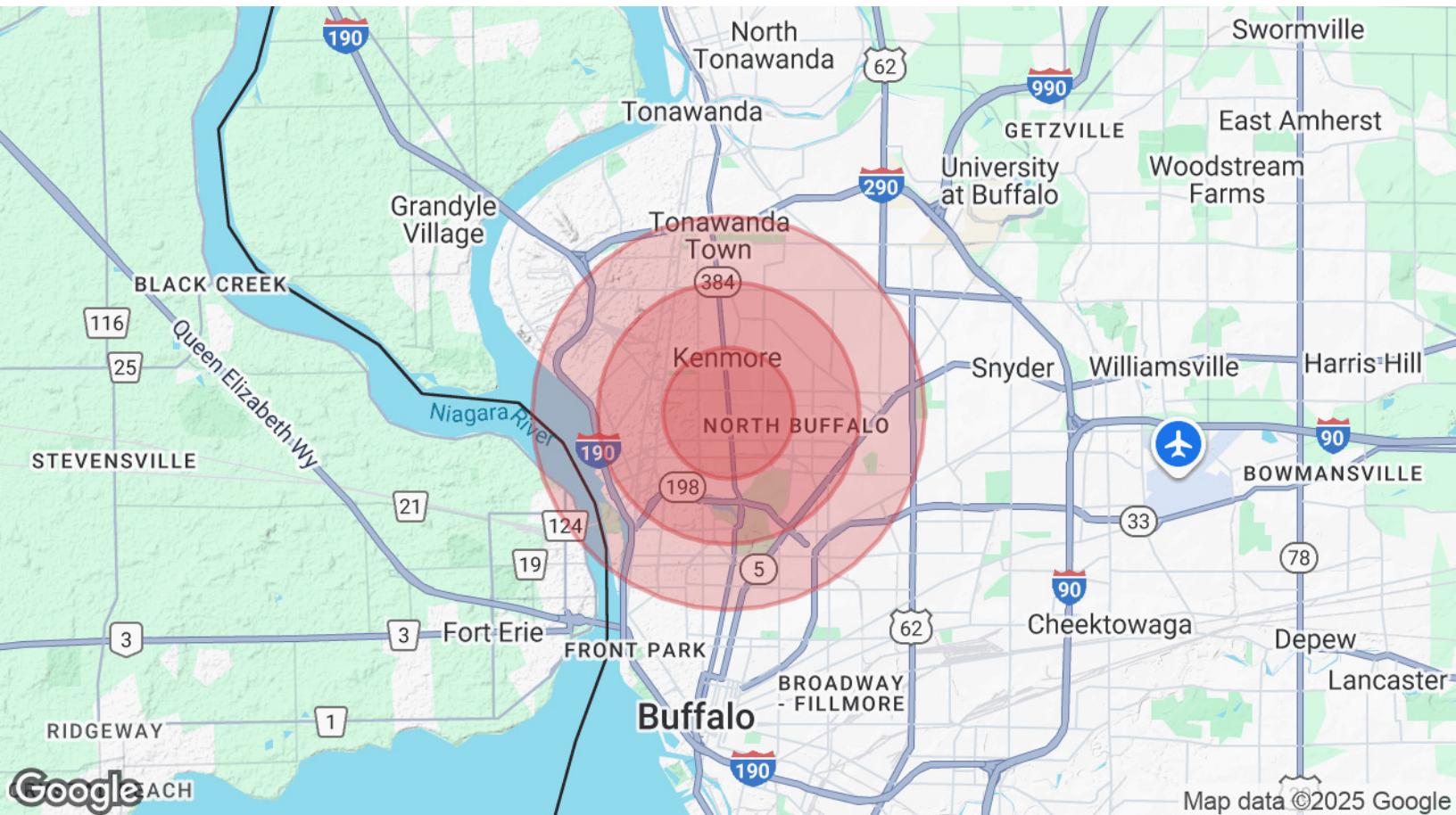
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## Population

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	28,715	95,442	187,608
<b>Average Age</b>	40	39	39
<b>Average Age (Male)</b>	39	38	38
<b>Average Age (Female)</b>	41	40	40

## Households & Income

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	13,966	41,893	81,280
<b># of Persons per HH</b>	2.1	2.3	2.3
<b>Average HH Income</b>	\$84,641	\$84,040	\$79,280
<b>Average House Value</b>	\$275,559	\$276,289	\$267,623

Demographics data derived from AlphaMap

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