

FOR SALE

# Mixed-Use Opportunity

## Architecturally Unique Investment Property

7,508 sq. ft. steel frame building

Mixed-use investment property in N2-C zoning.

Located near The Medical Campus in the Historic Allentown District.

Office tenant, retail tenant, and 4 apartment units.

2024 office build out, 2026 tavern renovation to SLA standards, and ongoing improvements to building.

## Contact Michael J. Militello

Licensed Real Estate Salesperson

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Western New York's Premier  
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Photo from 2019

This prime investment opportunity is strategically positioned in Buffalo's Historic Allentown District. Built in 1920, this building has a diverse tenant mix with an on-site parking lot, a rare asset in this vibrant neighborhood.

Situated at the prominent corner of Allen Street and Wadsworth Avenue, tenants and visitors enjoy picturesque views of Day's Park. The location benefits from substantial retail foot traffic, driven by its proximity to the bustling Medical Campus and the area's renowned dining and entertainment venues.

The commercial tenant mix is Freeway Insurance and F.A.T. Restaurant & Bar. 253 Allen Street combines historic charm with modern amenities.

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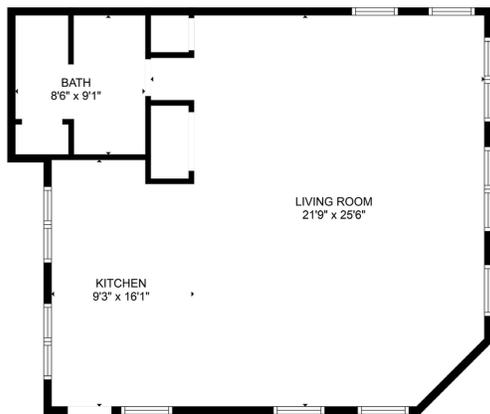


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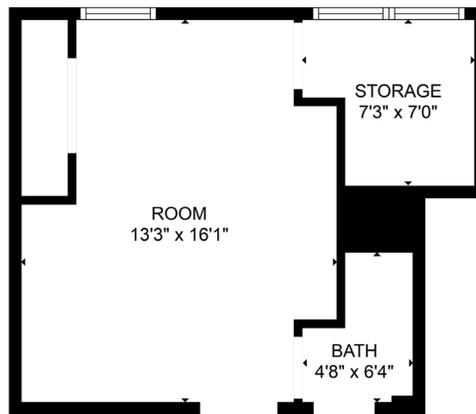
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# Apartment Unit Floor Plans



TOTAL: 732 sq. ft.

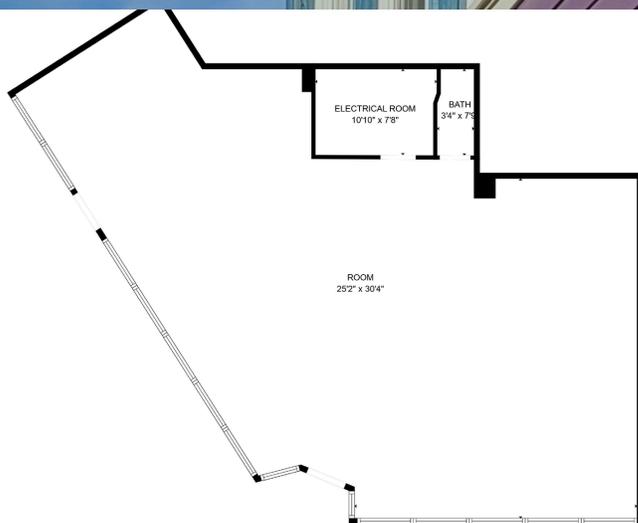
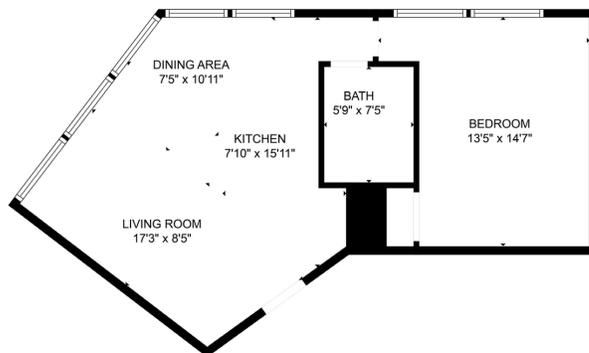
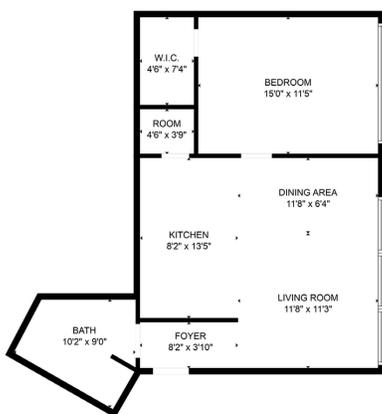
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TOTAL: 232 sq. ft.

EXCLUDED AREAS: STORAGE: 51 sq. ft.

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TOTAL: 1551 sq. ft.

FLOOR 1: 1551 sq. ft.

EXCLUDED AREAS: ELECTRICAL ROOM: 82 sq. ft.

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# Office Unit Floor Plan

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# Tavern Floor Plan



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