

FOR SALE**OFFICE/RESIDENTIAL SPACE****3878, 3882, 3886, 3894 & 3896 Delaware Ave,
BUFFALO, NY 14220**

FOR SALE Very unique investment and/or owner user properties. Excellent opportunity for business venture through potential income or utilizing one or more properties for office/industrial use. Portfolio encompasses both residential and commercial income producing units. Meticulously maintained properties. Updates and additional information available upon request. Owner on site and will consider sales of separate properties and leaseback options.

Heidi Nuessle

Licensed Associate Real Estate Broker

Direct: (716) 880-1917

hnuessle@huntcommercial.com

**HUNT Commercial
Real Estate Corporation**

403 Main Street, Suite 200

Buffalo, NY 14203

HUNTCommercial.com



COMMERCIAL



DELMAR PROPERTIES, INC

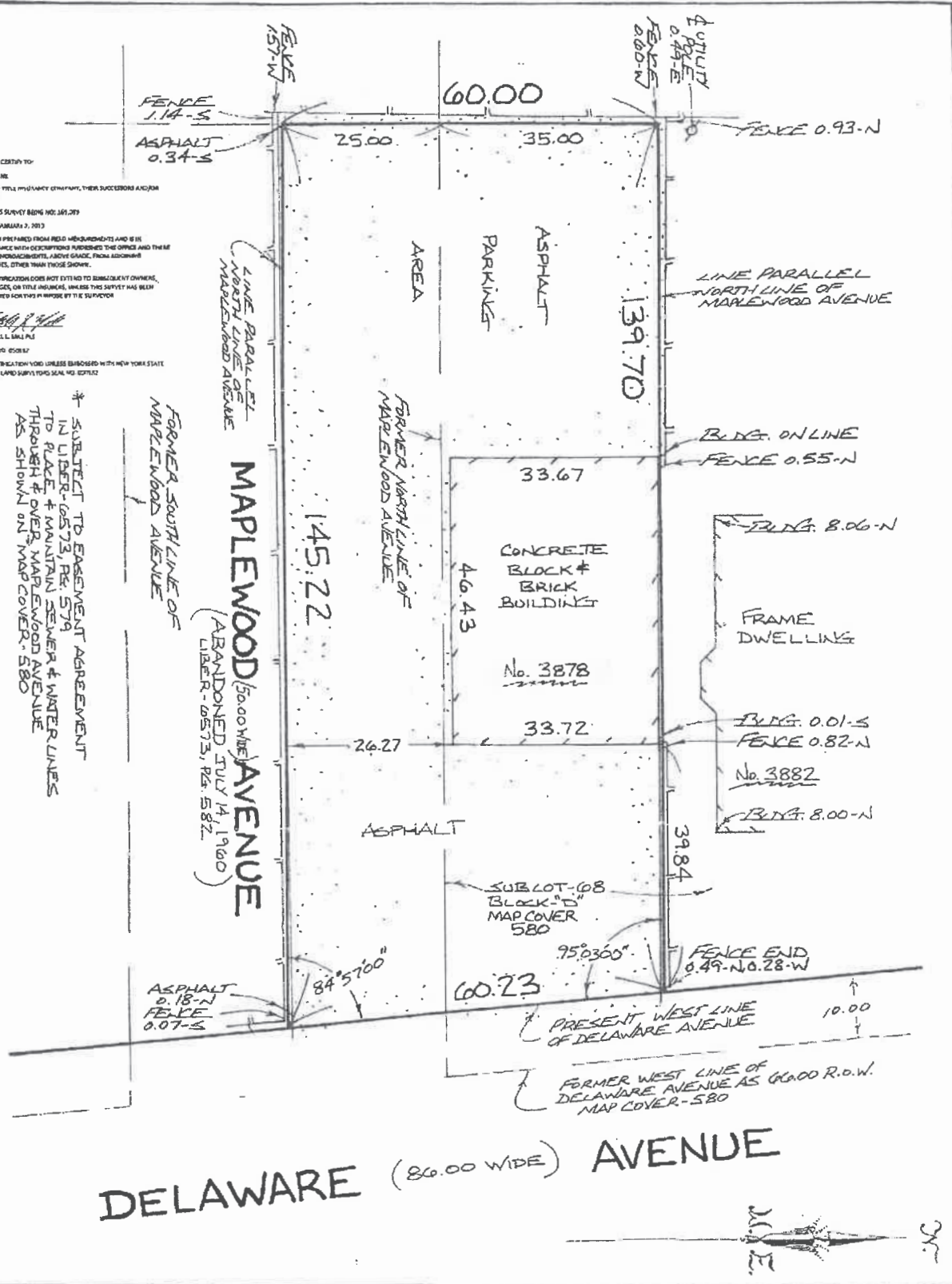
Current Rents

November 23, 2023

3878 Delaware - Upper	\$ 2,600.00
3878 Delaware - Lower	\$1,600.00
3882 Delaware (House)	\$1,800.00
	\$950.00
3886 Delaware (Rear Bldg.)	
Apt 1	\$1,200.00
Apt 2	\$1,250.00
Apt 3	\$1,300.00
Apt 4	\$1,200.00
3894 Delaware (block bldg.)	\$2,000.00
Total Monthly Rents	\$13,900.00
Laundry Coins	\$100.00
x12	\$166,900

I HEREBY CERTIFY TO:
 M & T BARR
 CHICAGO TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND/OR
 ASSIGNS
 THAT THIS SURVEY BEING NO. 39, 203
 DATED: JANUARY 2, 2013
 HAS BEEN PREPARED FROM FIELD MEASUREMENTS AND IS IN
 ACCORDANCE WITH DESCRIPTIONS FURNISHED TO THE OFFICE AND THAT
 ARE IN CONFORMANCE WITH ABOVE GRADE, FINAL ADJUDICATED
 PROPERTIES, OTHER THAN THOSE SHOWN.
 THIS CERTIFICATION DOES NOT EXTEND TO EMBLEMATIC OWNERS,
 MORTGAGES, OR TITLE INTERESTS, UNLESS THIS SURVEY HAS BEEN
 AS SURVEILED FOR THIS PURPOSE BY THE SURVEYOR
 MARSHALL L. BARR, PLS
 LICENSE NO. 65083Z
 THIS CERTIFICATION IS VOID UNLESS EMBOSSED WITH NEW YORK STATE
 LICENSED LAND SURVEYOR SEAL NO. 65083Z

* SUBJECT TO EASEMENT AGREEMENT
 IN LIBER-06573, PG. 579
 TO PLACE & MAINTAIN SEWER & WATER LINES
 THROUGH & OVER MAPLEWOOD AVENUE
 AS SHOWN ON MAP COVER 580

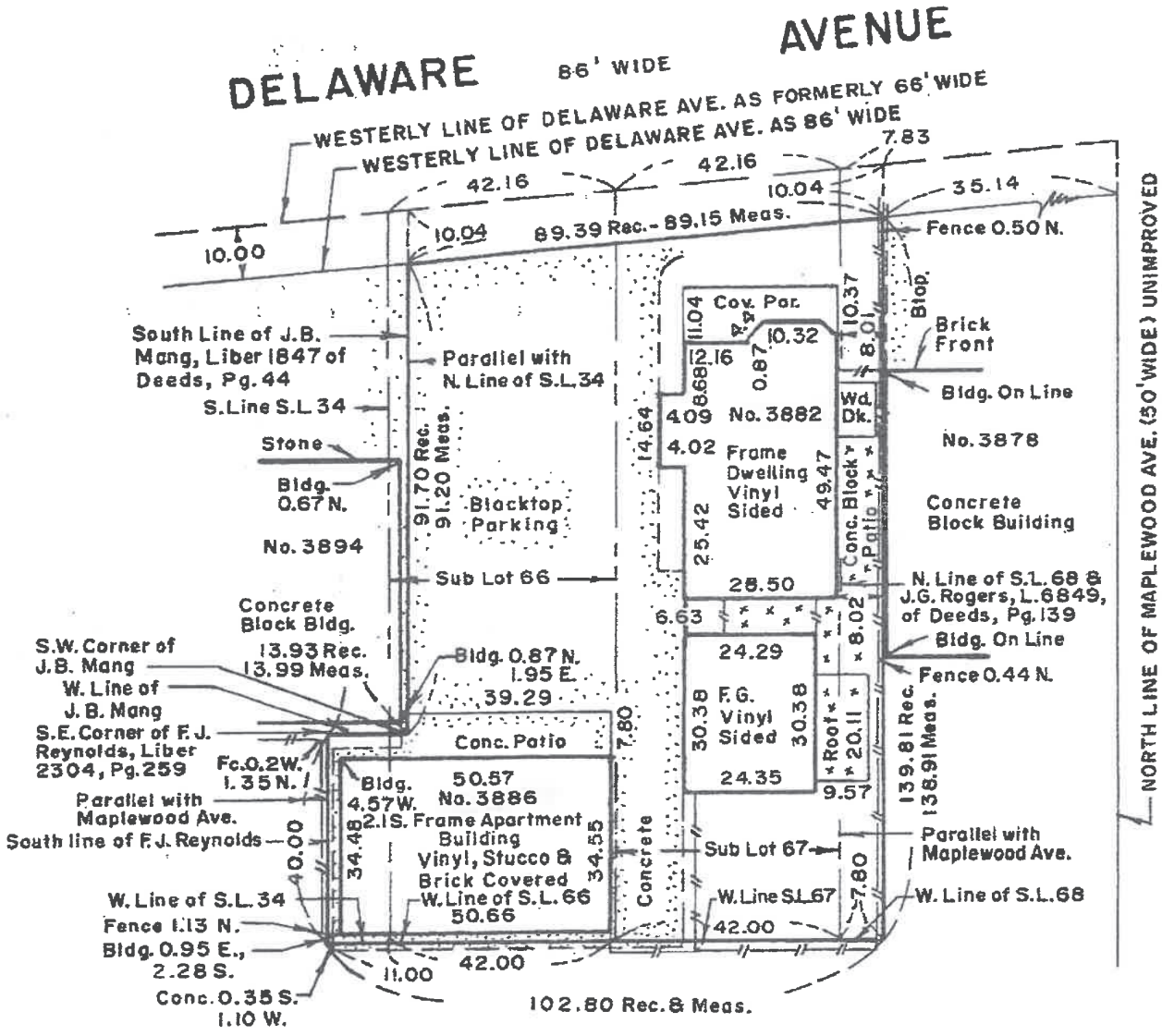


DELAWARE (80.00 WIDE) AVENUE

Part of Lot (Lots) 39, Section 12, Township 12, Range 8, Of The HOLLAND LAND COMPANY'S SURVEY
 City (or) Village of _____, Town of TONAWANDA, County of ERIE, State of New York.

- Notes:
- 1) This Survey is Void unless embossed with New York State licensed Land Surveyors seal #050182.
 - 2) Altering any item on this Survey is in violation of law, excepting as provided in section 7209 part 2 of the New York State Education Law.

NOTE: Altering this document is violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.



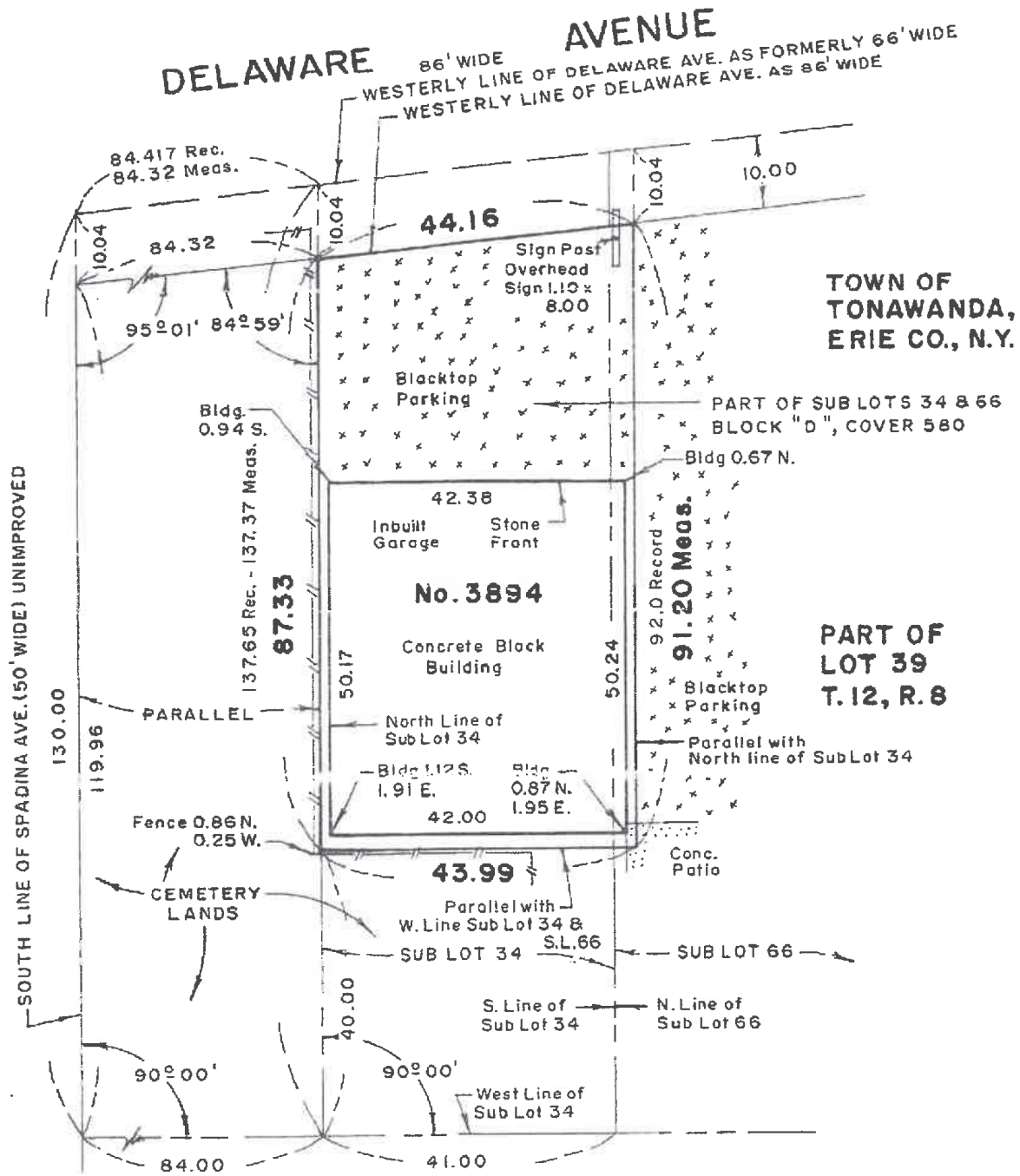
Premises:
 Part of Sub Lots 34, 66 and 68,
 All of Sub Lot 67, Block "D", Cover 580

TOWN OF TONAWANDA, ERIE CO., NEW YORK
 PART OF LOT 39, TOWNSHIP 12, RANGE 8

I hereby certify to M & T Bank and Chicago Title Company that this survey was actually made on the ground per record description as corrected and that there are no encroachments except as noted and also that this survey was prepared in accordance with the current code of practice for land title surveys adopted by New York State Association of Professional Land Surveyors. This survey is certified by those named during the period that the currently issued title insurance policy is in effect only. No certification whatsoever is extended to subsequent owners, mortgagees or title insurers unless this survey has been redated for this purpose by the surveyor.

Mark A. Jatu

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Wade C. Foster

SURVEY
 REQUESTED BY

