



525 Washington

Buffalo, NY 14209

Investment Highlights

Prime Downtown Buffalo location. Perfect opportunity for investor, owner user, or redevelopment. Corner location in downtown Buffalo with 160' of frontage, heavy vehicle and foot traffic, perfect opportunity for owner user, investor, or investor seeking a redevelopment.

Offering Summary

Asking Price	\$1,200,000
Available SF	15,220 SF
Buildings	1
Lot Size	.15 Acres
Property Type	Office, Mixed Use

For More Information



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NAI McGuire Headquarters
455 Cayuga Road, Suite 100
Buffalo, New York 14225
United States

For Sale

Investment Opportunity

Buffalo CBD Submarket



For Sale

Investment Opportunity

Buffalo CBD Submarket



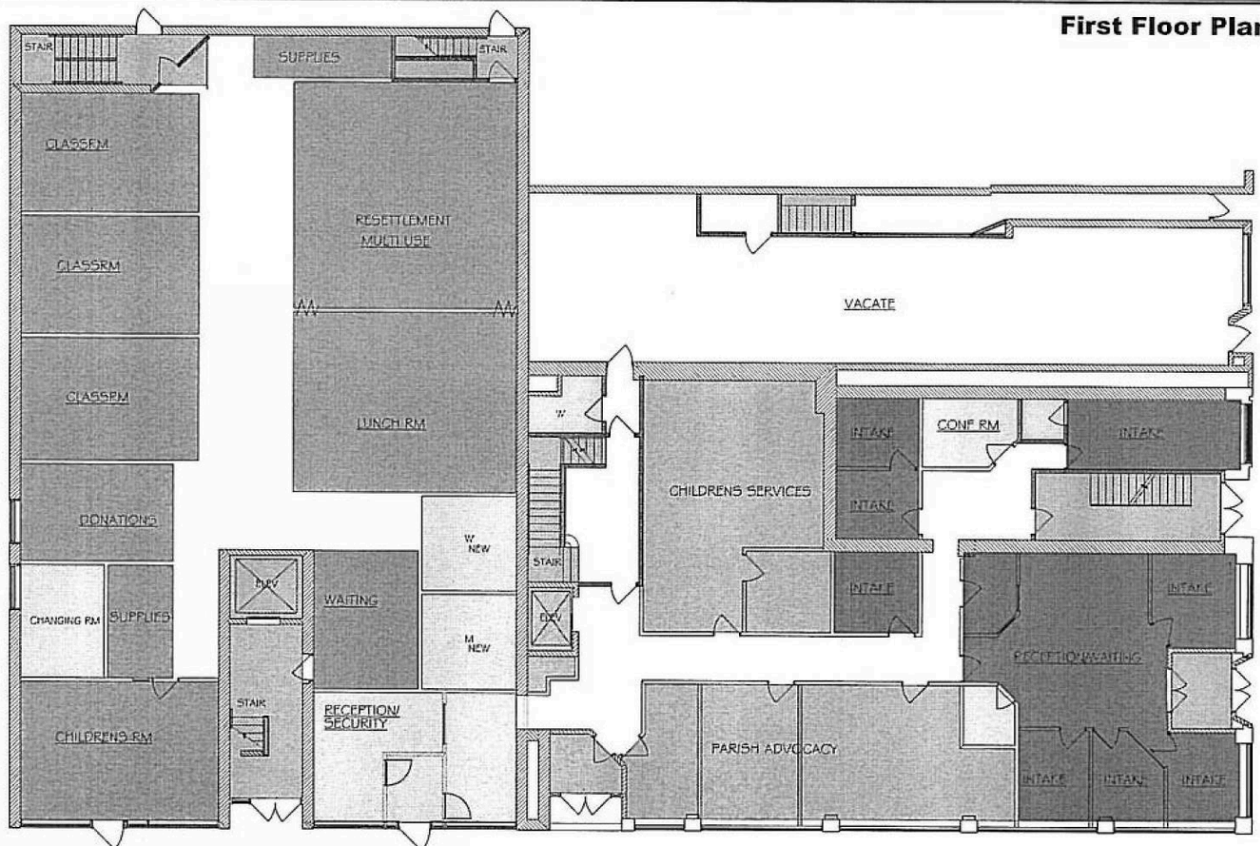
First Floor

Catholic Charities

525 Washington Street

Buffalo, New York

First Floor Plan



4/1/09

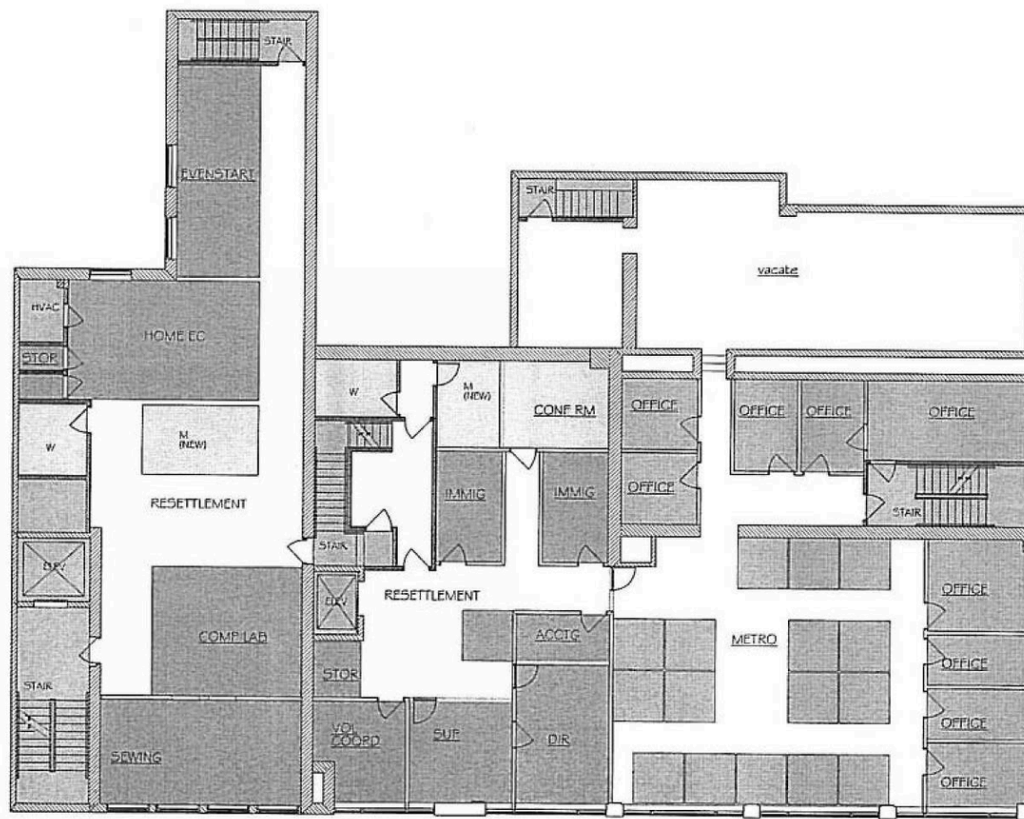
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DEVELOPMENT COMPANY
Buffalo, New York 14225 uniland.com

Second Floor

Catholic Charities

525 Washington Street Buffalo, New York

Second Floor Plan



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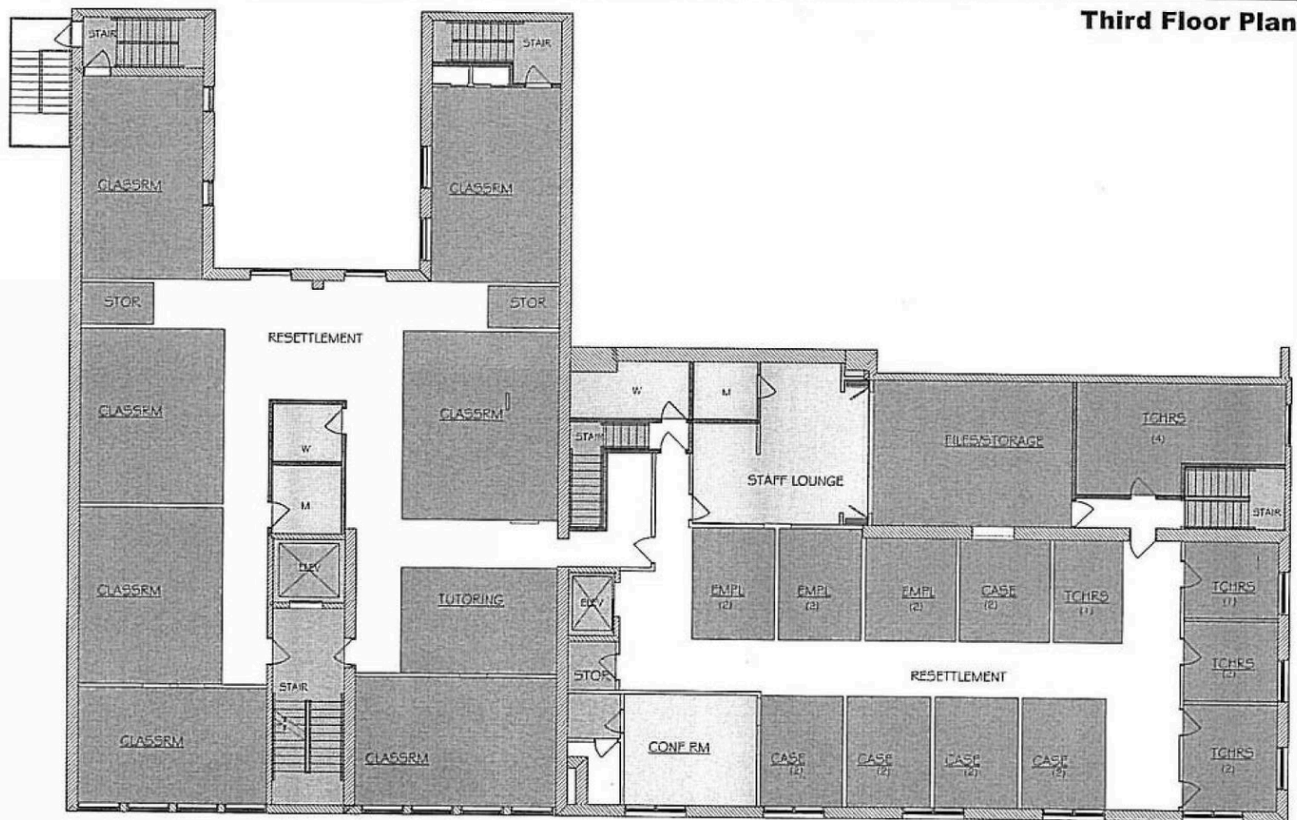
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Third Floor

Catholic Charities

525 Washington Street Buffalo, New York

Third Floor Plan



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