

FOR SALE

HUNT
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COMMERCIAL



MODERN OFFICE BUILDING 119 Broadway S/E/C Elm, Buffalo, NY 14203



PROPERTY OVERVIEW

Floors	3
Typical Floor	2,800 +/- SF
Year Built	1927
Parking	11 Spaces

FOR SALE Downtown Buffalo modern office building with great exposure. Three story renovated, 9000 sq ft office building with gated parking and an attached 2500 sq ft warehouse located on the high traffic Elm/Oak arterial just outside the CBD. • 11 car gated parking with indoor parking possibilities in attached warehouse. • 2500lb freight elevator, security system with fobs. 20 kw generator with automatic transfer switch. • Full, usable, dry basement. • High traffic corner location.

Alan T. Hastings

Licensed Associate Real Estate Broker

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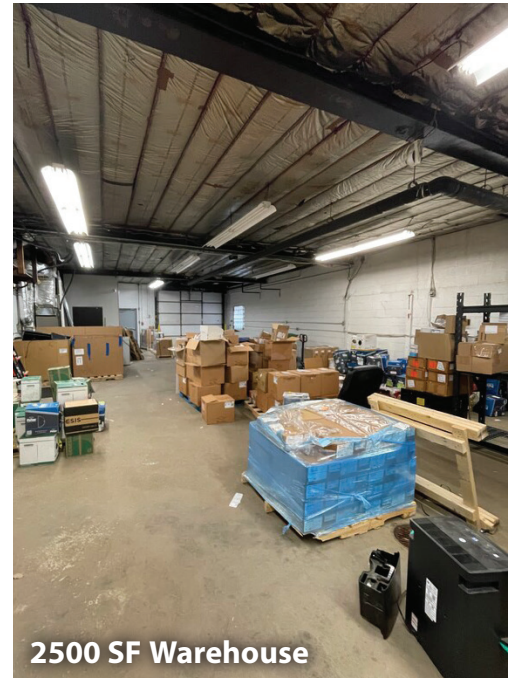
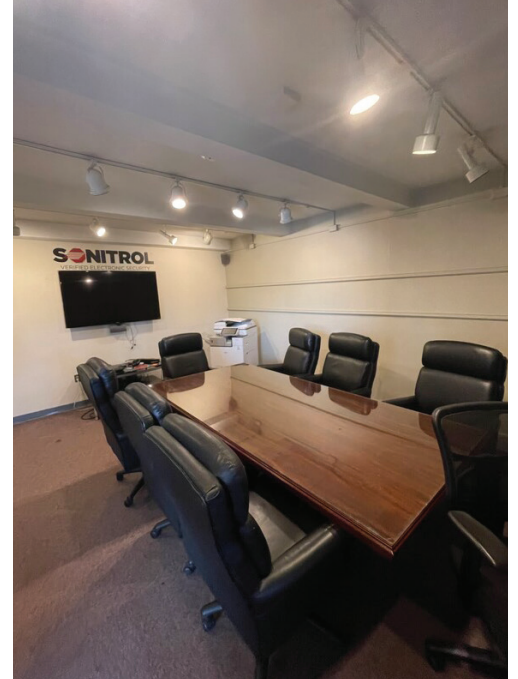
**HUNT Commercial
Real Estate Corp.**

The Hastings Group

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Buffalo, New York 14203

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2500 SF Warehouse

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