

8700 +/- SF Office Building

1160 Main St, Buffalo, NY 14209



OFFERING SUMMARY

Sale Price:	\$699,999
Available SF:	8,739 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	0.32 Acres
Year Built:	1855
Building Size:	8,739 SF
Zoning:	Commercial - N-1C
Price / SF:	\$80.10

PROPERTY OVERVIEW

This 8700 +/- SF Office building is currently available for both sale and lease. This building is ideal for any professional office or retail professional looking to keep a buffalo charm style building with excellent availability and visibility conveniently located on Route 5, Main Street. Centrally located between Allentown and Elmwood minutes from downtown Buffalo this property has unlimited potential it's convenient location. Parking located in the rear of the property, you are greeted to a beautiful first floor office layout with oversize conference rooms, elevator access for ADA accessibility, multiple private offices, and the grand staircase leading up to the second floor with additional executive office spaces. Additional third floor is available for more office space or storage. With a bit of configuration the space could also adhere to different retail businesses as well. The owner of the property has maintain, remodeled, and updated all aspects of the building throughout the years of ownership. The property is currently vacant with availability starting immediately for all showings and negotiations.

LOCATION OVERVIEW

This property, conveniently located in downtown Buffalo, is positioned between Allentown and Elmwood on Route 5, Main Street. Easily accessible to multiple different locations in the downtown area, you are minutes away from the Kensington expressway Route 33, new York State I'll 190, Canisius University, sisters of Charity Hospital, Oishei Children's Hospital, Roswell Park Cancer Center, and so much more. Easily accessible to all of the Downtown Buffalo amenities including entertainment, restaurants, professional facilities, etc..



RICK RECCKIO
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ADDITIONAL PHOTOS

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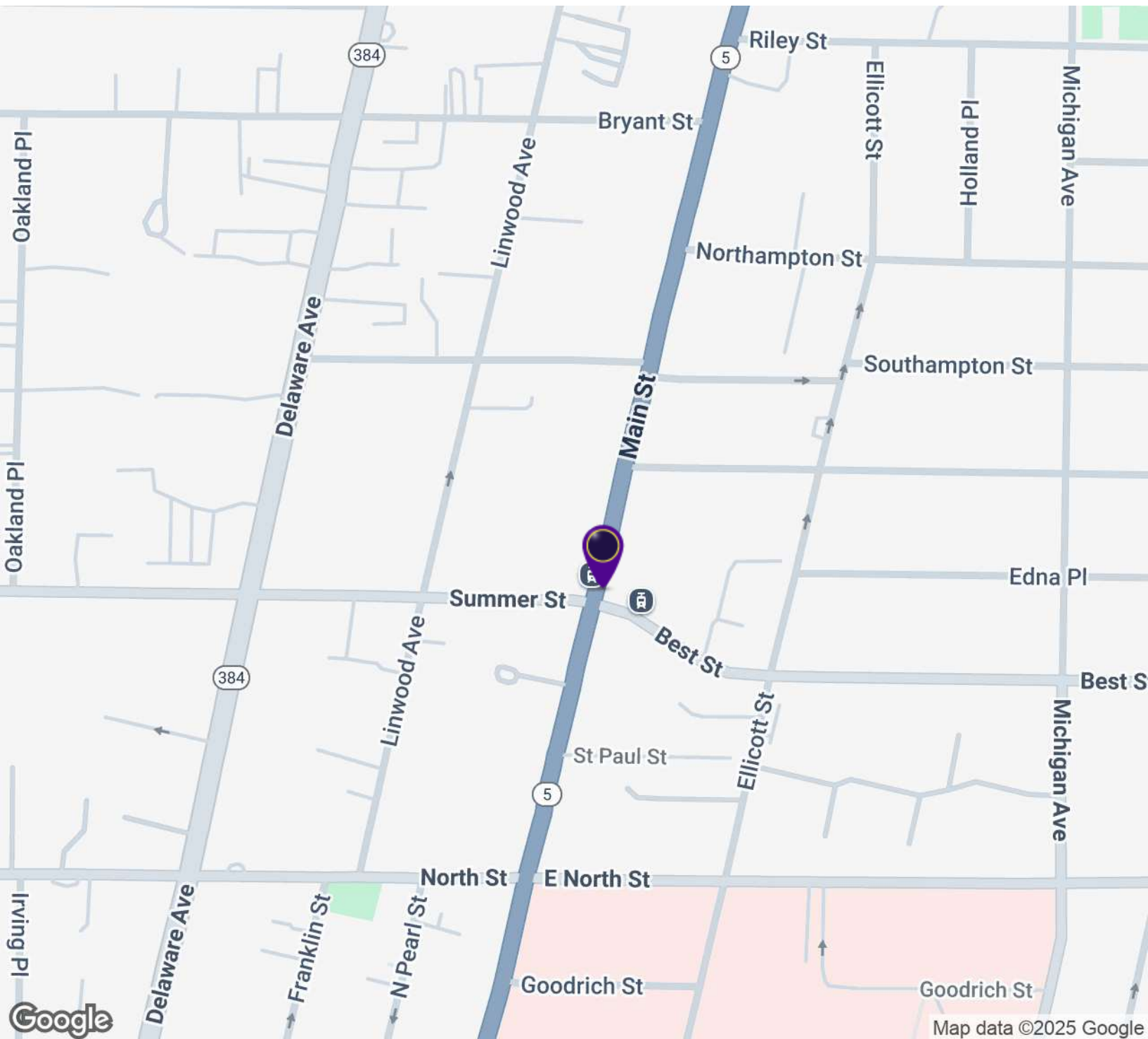


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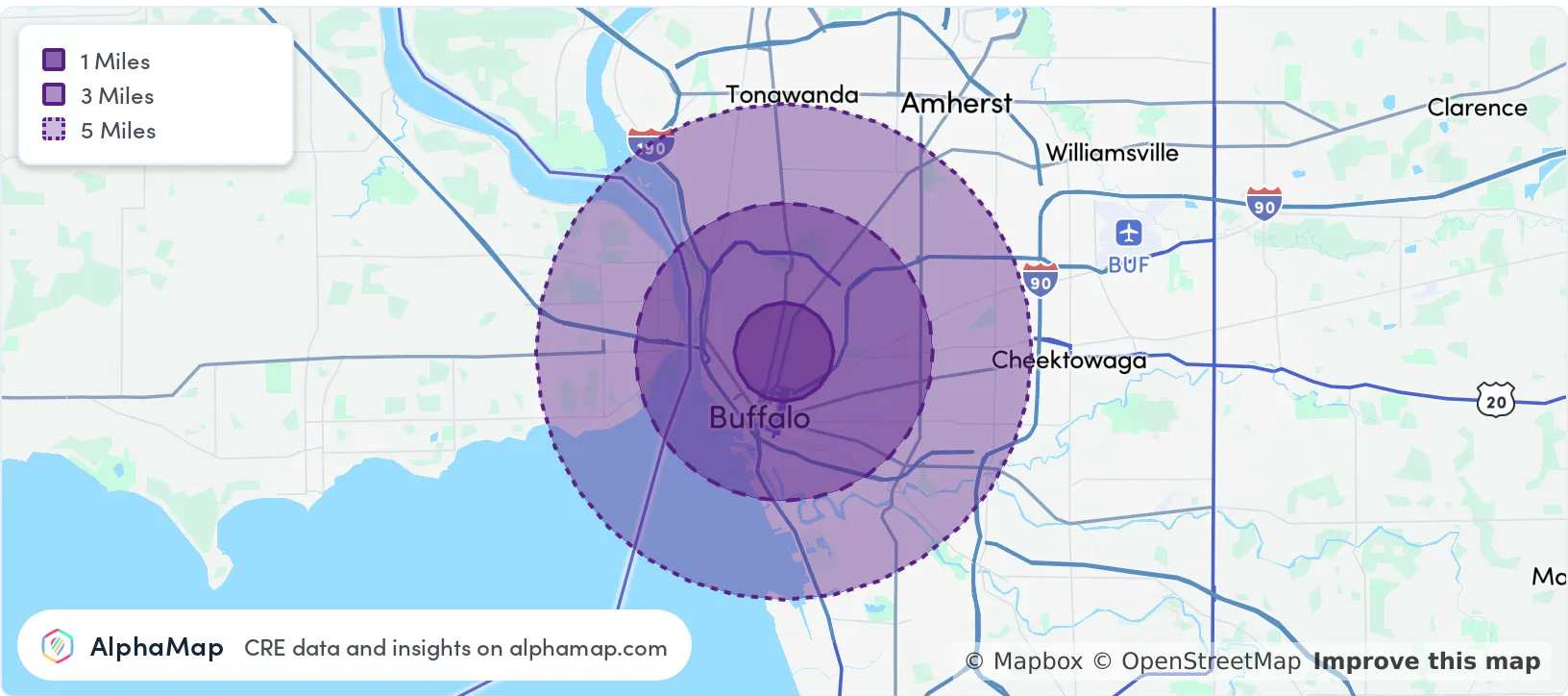
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	29,680	161,148	336,914
Average Age	41	37	38
Average Age (Male)	40	37	37
Average Age (Female)	41	38	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	16,215	70,541	145,257
Persons per HH	1.8	2.3	2.3
Average HH Income	\$76,609	\$66,102	\$70,624
Average House Value	\$424,890	\$294,137	\$254,027
Per Capita Income	\$42,560	\$28,740	\$30,706

Map and demographics data derived from AlphaMap