

FOR SALE

**1172 Hertel Ave,  
Buffalo, NY 14216**



## **Mixed-use Investment Property** **SALE: \$950,000**

### *Features*

Building size **9,000 SqFt**

2 Storefronts and 6 Residential Apartments

### **Property Highlights**

- Two established commercial storefronts (Terrapin Station and Virgil Cigar Shop)
- Six residential apartments (all 1-bedroom units)
- 50x120 rectangular lot (6,060 SF)
- Built in 1928
- Gas boiler with forced air heat
- Public water and public sewer connected
- Same owner for over 37 years
- Located in a business district on a corner lot
- Total annual taxes: \$14,742

### **Contact us**



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