

1,200+/- SF 3 Bay Auto Garage

917 Genesee St, Buffalo, NY 14211



OFFERING SUMMARY

Sale Price: \$250,000

Lot Size: 0.25 Acres

Year Built: 1990

Building Size: 1,200 SF

Zoning: Commercial

Price / SF: \$208.33

PROPERTY OVERVIEW

This fully functional Auto Garage is located at the corner of Genesee and Guilford. Recently renovated this 3-bay garage space is ideal for any business looking for excellent exposure and drive by traffic. The building is 1,200+/- SF on 0.25+/- acres of land. This premium location allows clientele from all over the Downtown Buffalo market. Ample parking in the lot. Small office in the front of the building. Also available for sale are other properties located on Bailey Ave and Genesee Street.

LOCATION OVERVIEW

Located on Genesee Street, at the corner of Genesee and Guilford, this property is centrally near Downtown Buffalo and many other major routes including Kensington expressway Route 33, Fillmore Avenue, Broadway Avenue, Clinton Street, Jefferson Avenue, and many more.

PROPERTY HIGHLIGHTS

- Fully Functional Auto Garage
- Corner Location
- Excellent Visibility
- Ample Parking
- 3 Bay Garage



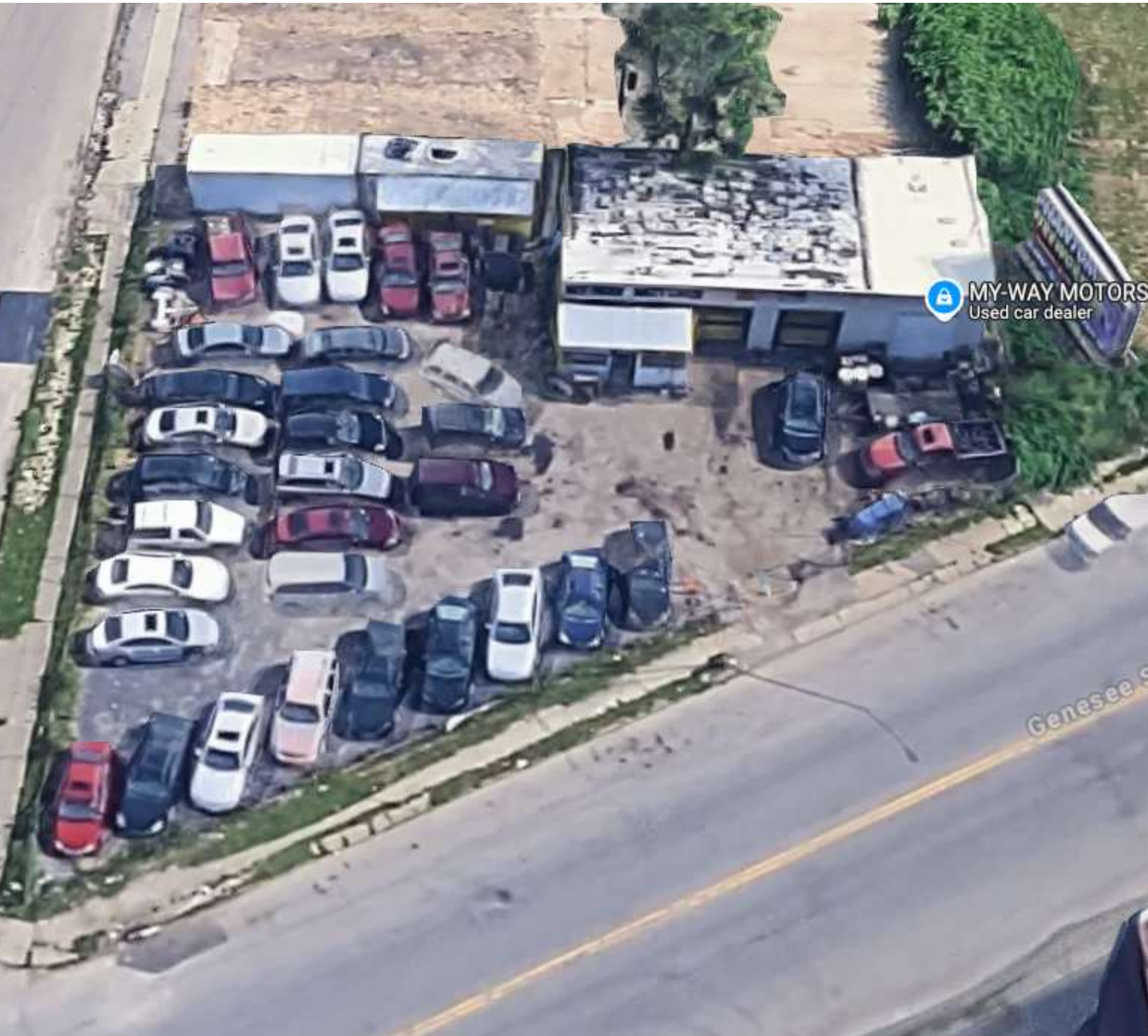
RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

1,200+/- SF 3 Bay Auto Garage

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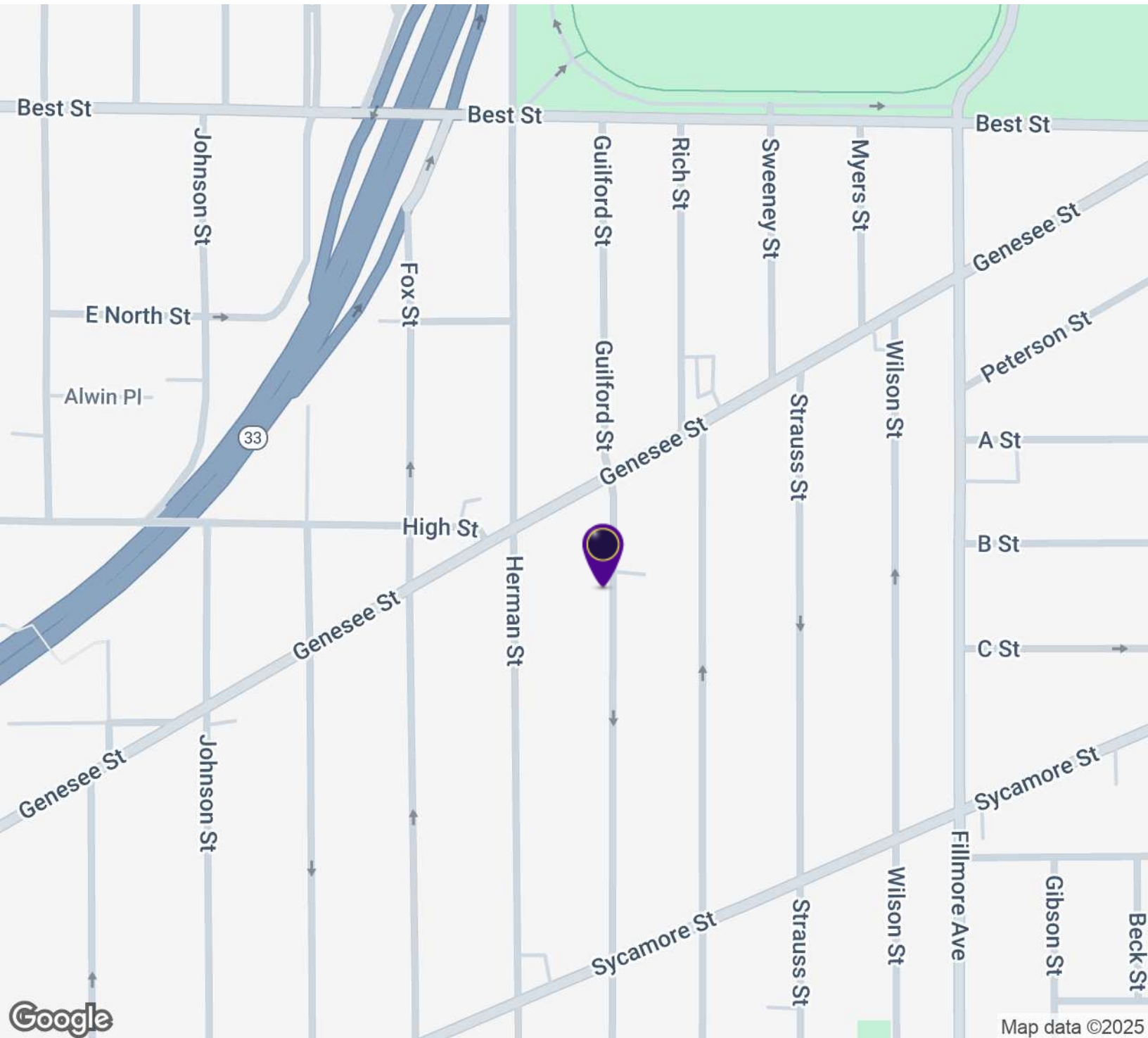
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LOCATION MAP

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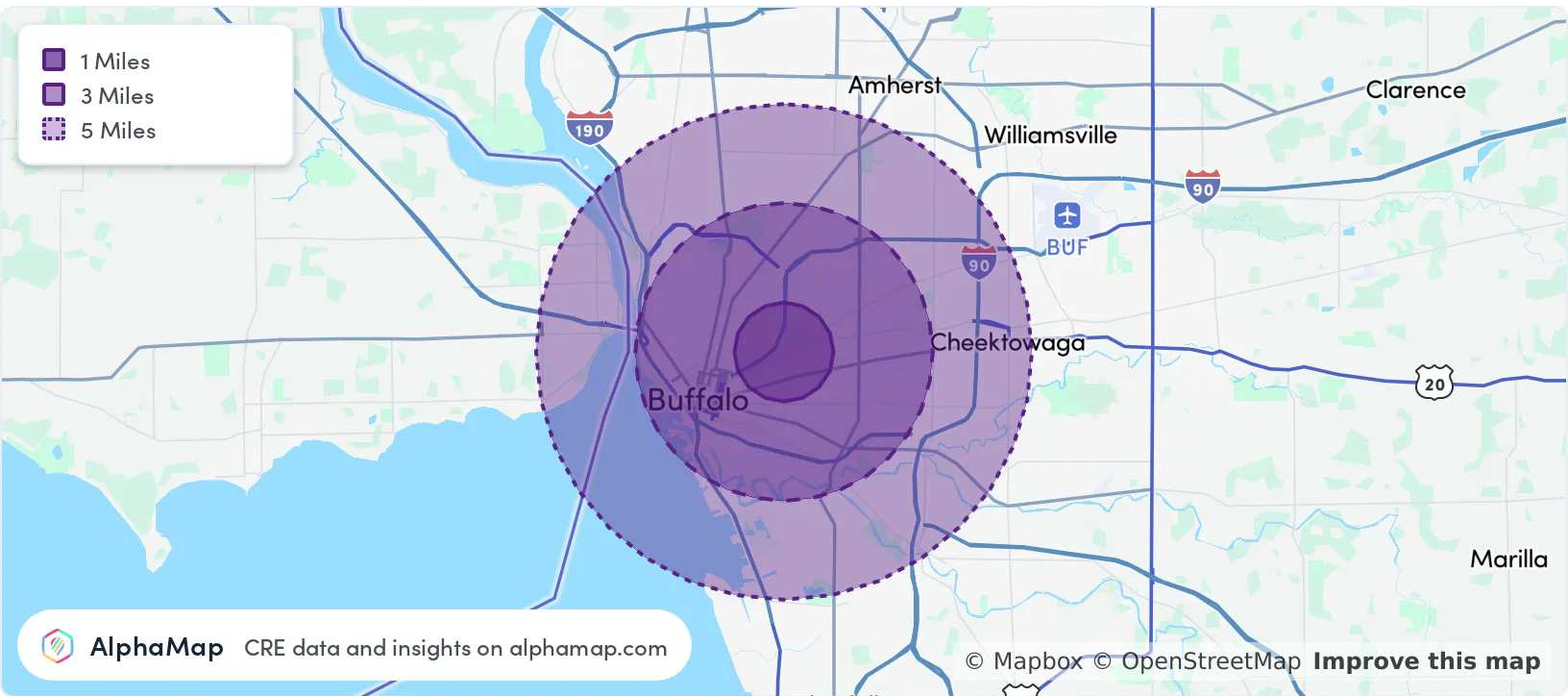


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,521	184,045	355,698
Average Age	37	38	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,227	79,605	154,056
Persons per HH	2.6	2.3	2.3
Average HH Income	\$43,604	\$62,714	\$69,613
Average House Value	\$209,308	\$268,502	\$250,848
Per Capita Income	\$16,770	\$27,266	\$30,266