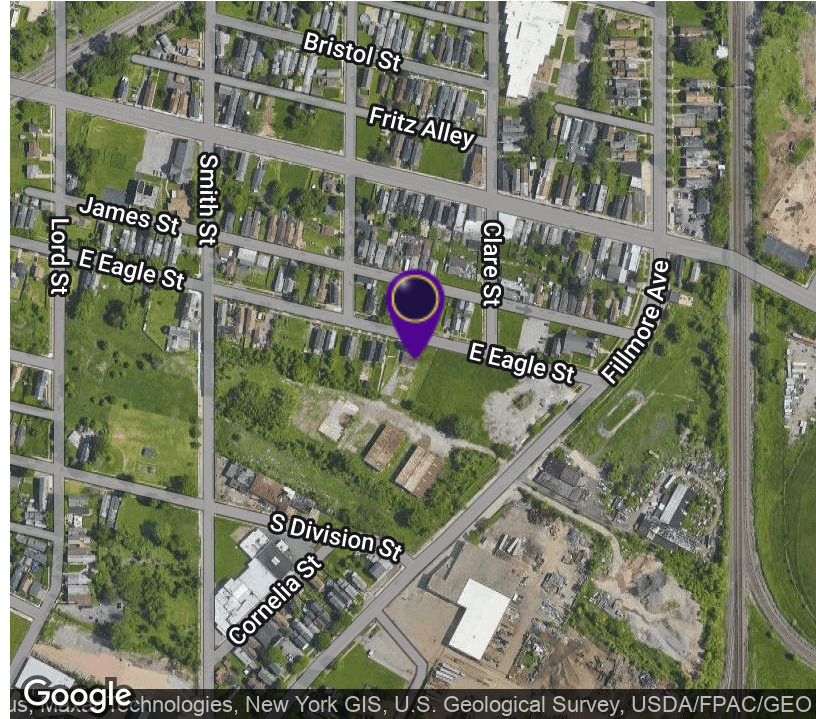
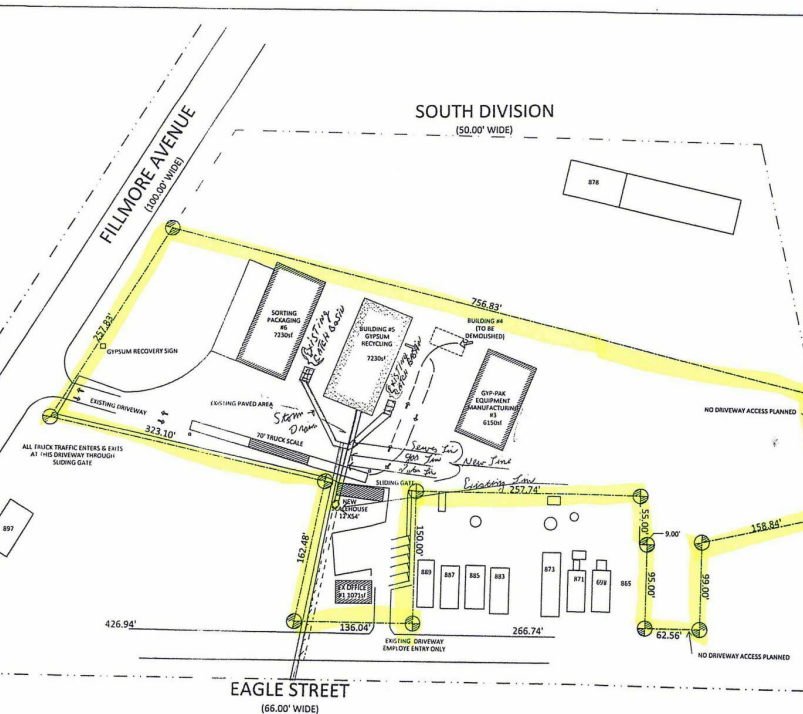


# 4.66+/- Acres Available

893 Eagle Street , Buffalo, NY 14210



**SALE PRICE** **\$599,000**

**OFFERING SUMMARY**  
 Lot Size: 4.66 Acres

Zoning: Industrial

**PROPERTY OVERVIEW**  
 As noted in the aerial photo, Property (parcel A) currently has a single family house consisting of 1,107 square feet and two 7,200 square feet commercial cold storage warehouse buildings with 14' overhead doors and 30' ceiling heights. The house is currently leased. Plenty of gravel parking. Former Lumber Yard. Additional adjoining property (labeled parcel B) consists of approximately 1.7 acres on the corner of Eagle Street and Fillmore Avenue. This could also be available for sale for an additional amount.

**LOCATION OVERVIEW**  
 Located between South Park Ave. and Broadway with access from 3 roads: Eagle St. Fillmore Ave., and Smith St. Minutes from the on/off ramps of New York Interstate Highway I-190. Minutes from Downtown Buffalo

- PROPERTY HIGHLIGHTS**
- Excellent Location
  - Access From 3 Roads
  - Open to All Reasonable Offers
  - All Reasonable Offers Considered
  - Could be used for storage or warehouse uses
  - Lot Size: 4.66 AC



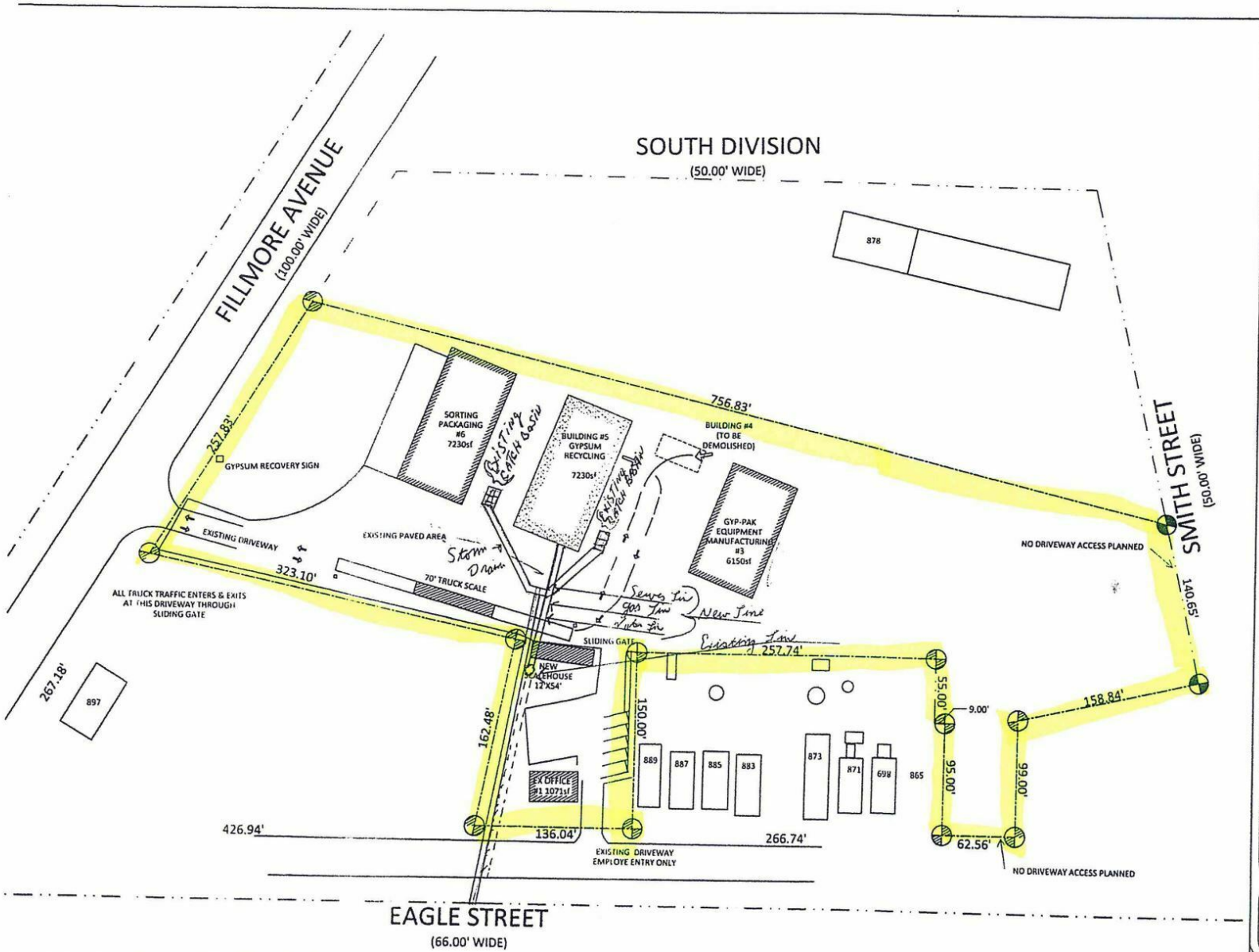
**RICK RECCKIO**  
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 rick@recckio.com

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 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com

ADDITIONAL PHOTOS

# 4.66+/- Acres Available

893 Eagle Street, Buffalo, NY 14210

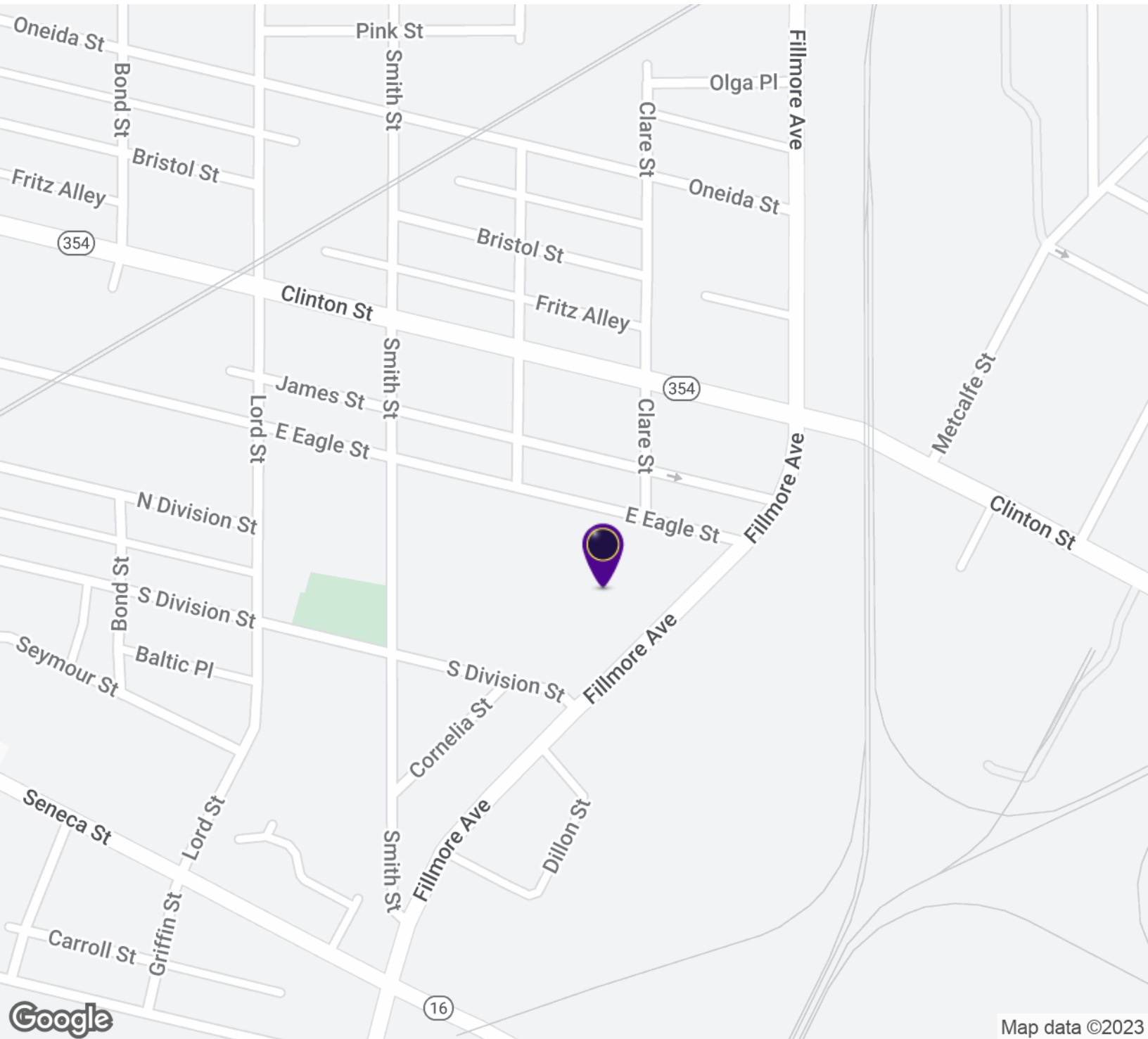


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Map data ©2023

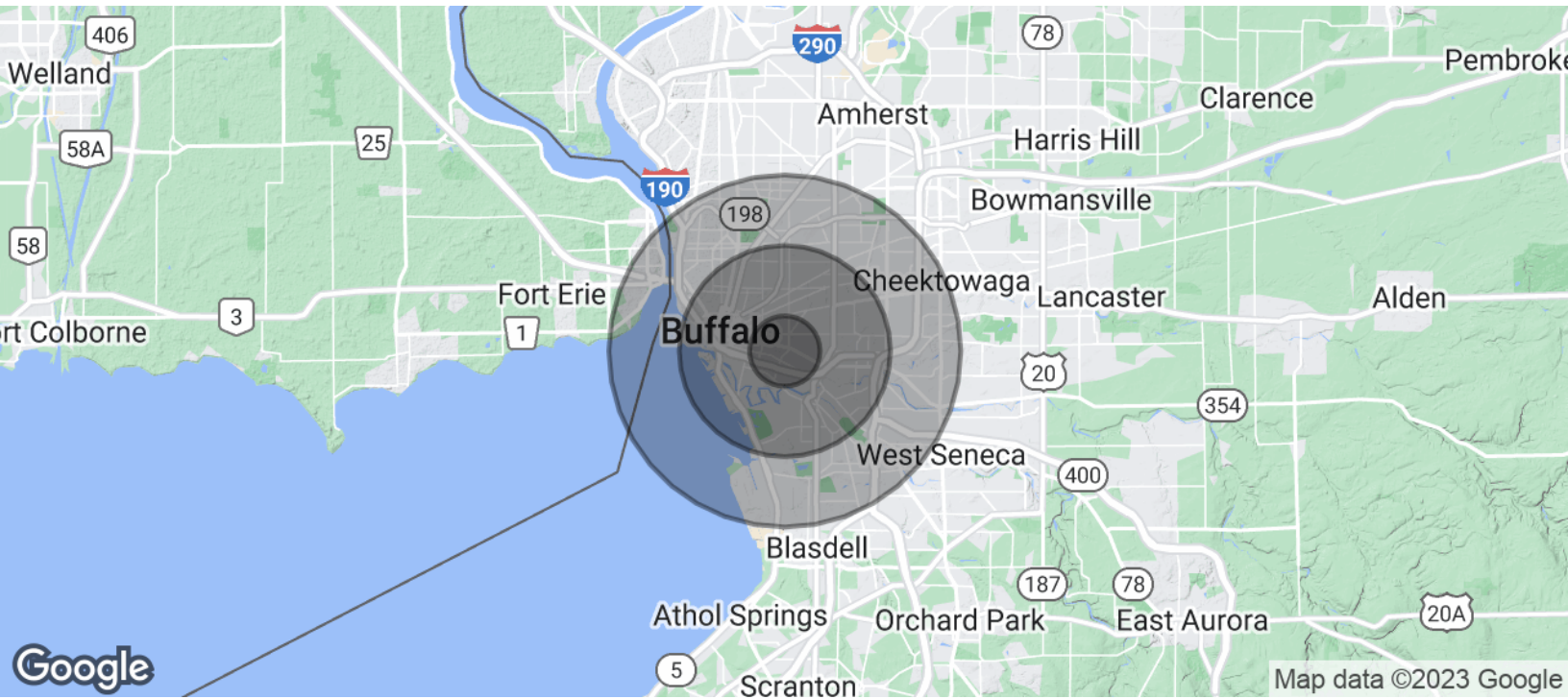


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,689	122,160	352,860
Average Age	38.6	37.0	35.9
Average Age (Male)	38.5	34.3	33.6
Average Age (Female)	39.9	39.9	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,511	54,297	151,231
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$30,806	\$37,248	\$44,562
Average House Value	\$47,317	\$82,521	\$123,335

\* Demographic data derived from 2020 ACS - US Census



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