

# 433 Franklin Street, Buffalo NY

## Versatile Turnkey Facility with Historic Character For Lease in Allentown



### Price: Upon Request

### 7,300+ SF Premier Professional Space

Located in the heart of Allentown, this unique facility offers high ceilings, abundant natural light, and a rare on-site fenced courtyard. Positioned minutes from the Buffalo Niagara Medical Campus and Downtown, it is a move-in-ready solution for high-profile tenants.

**Historic Character:** Features a distinctive spaces including lookout tower and carriage house.

**Modern Renovations:** Upgraded mechanicals, finishes and central air HVAC.

**Flexible Zoning:** N-2E zoning supports a wide range of professional and specialty uses.

### Potential Uses

**Professional Office:** Versatile layout with large private offices and collaborative open bullpens.

**Medical/Wellness:** High-capacity infrastructure near major medical hubs.

**Educational (Turnkey):** Previous use as a licensed childcare and school facility with on-site cafeteria and playground.

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Historic Elegance Meets Modern Functionality



## Unique Professional Open Floor Plan Rooms & Spaces

- Approximately 7,314 SF
- Fully renovated with modern electrical, plumbing and HVAC
- Abundant natural light throughout
- Fenced-in courtyard
- Flexible N-2E commercial zoning
- Secure entry, multiple private and open-area rooms, ADA bathrooms, central hallway, indoor/outdoor activity areas
- 7 off-street parking spaces included
- Distinct architectural details including carriage house and lookout tower



**Tom Celik**

[tom@visoneco.com](mailto:tom@visoneco.com)  
(716) 759-1718

## Stonewall Property Management / VisoneCo

9829 Main Street  
Clarence, NY 14031



**STONEWALL**  
PROPERTY MANAGEMENT

Our mission is to create properties of distinction for the betterment and prosperity of our communities.

Stonewall Property Management, based in Clarence, NY, is a vertically integrated, full-service real estate asset management firm with over 35 years of experience serving Western New York. Managing more than 325,000 square feet of real estate, their diverse portfolio includes residential, multi-family, commercial, industrial, and HOA/COA properties.

Working alongside VisoneCo Site Development (Real Estate Developer & Construction Manager), they provide a "one-stop-shop" approach that covers everything from land acquisition and due diligence to construction management, leasing, and 24/7 maintenance coordination. Guided by a mission to serve the community, the company prides itself on being a trusted, responsive, and local partner dedicated to the prosperity of the communities it serves.

# 433 Franklin Street, Buffalo NY

Move-In Ready Office, Health & Wellness, Educational or Professional Space



Multiple Large Spaces

## Listing Entire Building For Lease

### Open Floor Plans

Space Available	7,314 SF
Rental Rate	Upon Request
Date Available	January 06, 2026
Service Type	TBD
Space Type	Commercial
Space Use	Office
Lease Term	Negotiable

433 Franklin offers a rare opportunity for a flagship presence in the Historic Allentown District. Meticulously maintained, the multi-story 19th century building provides secure entry, high ceilings, a private fenced courtyard, central hallways with large rooms throughout including ADA bathrooms, a kitchenette and very open spaces for the ultimate flexibility. Range of uses can include Professional Office, Medical, Health & Wellness, Education/Daycare/Charter School (previously ran as NYS approved daycare & private school) and more (N-2E commercial zoning). The property includes 7 off-street parking spaces behind the building.



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Medical Campus Adjacent Multi-Use Building

## Property Photos

