

525 Washington Street

Buffalo, New York 14203

Property Highlights

- Corner Downtown Buffalo Location With 160' Of Frontage
- High-Traffic Corridor With Excellent Visibility
- Value-Add Investment Or Owner-User Opportunity
- Redevelopment Potential In A Growing Urban Market
- Positioned For Retail, Office, Mixed-Use, Or Adaptive Reuse
- Strong Exposure In A Dense Commercial District
- Convenient Access To Downtown Amenities & Major Routes

Offering Summary

Sale Price:	\$975,000
Building Size:	15,220 SF
Lot Size:	0.15 Acres

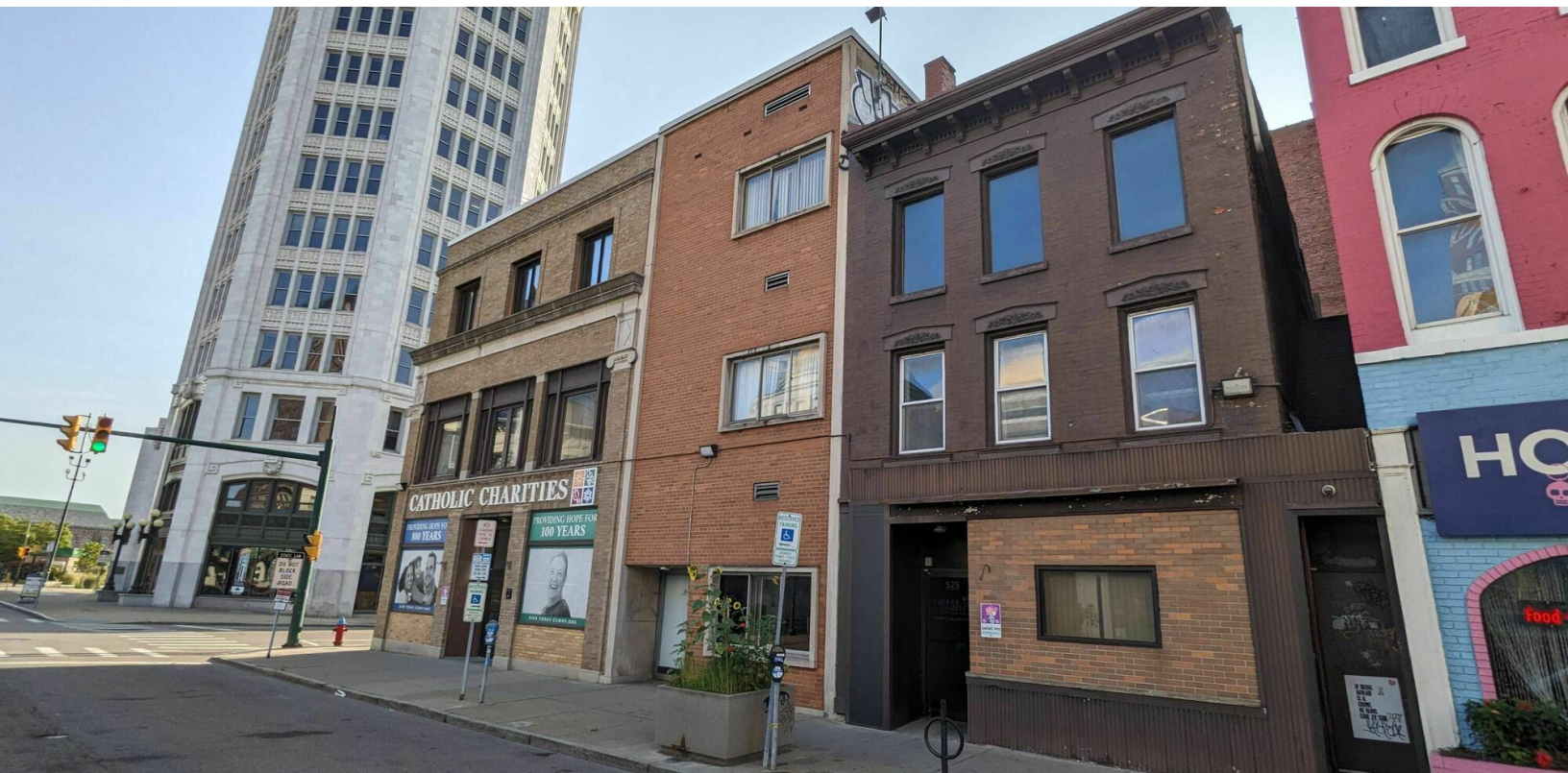
For More Information

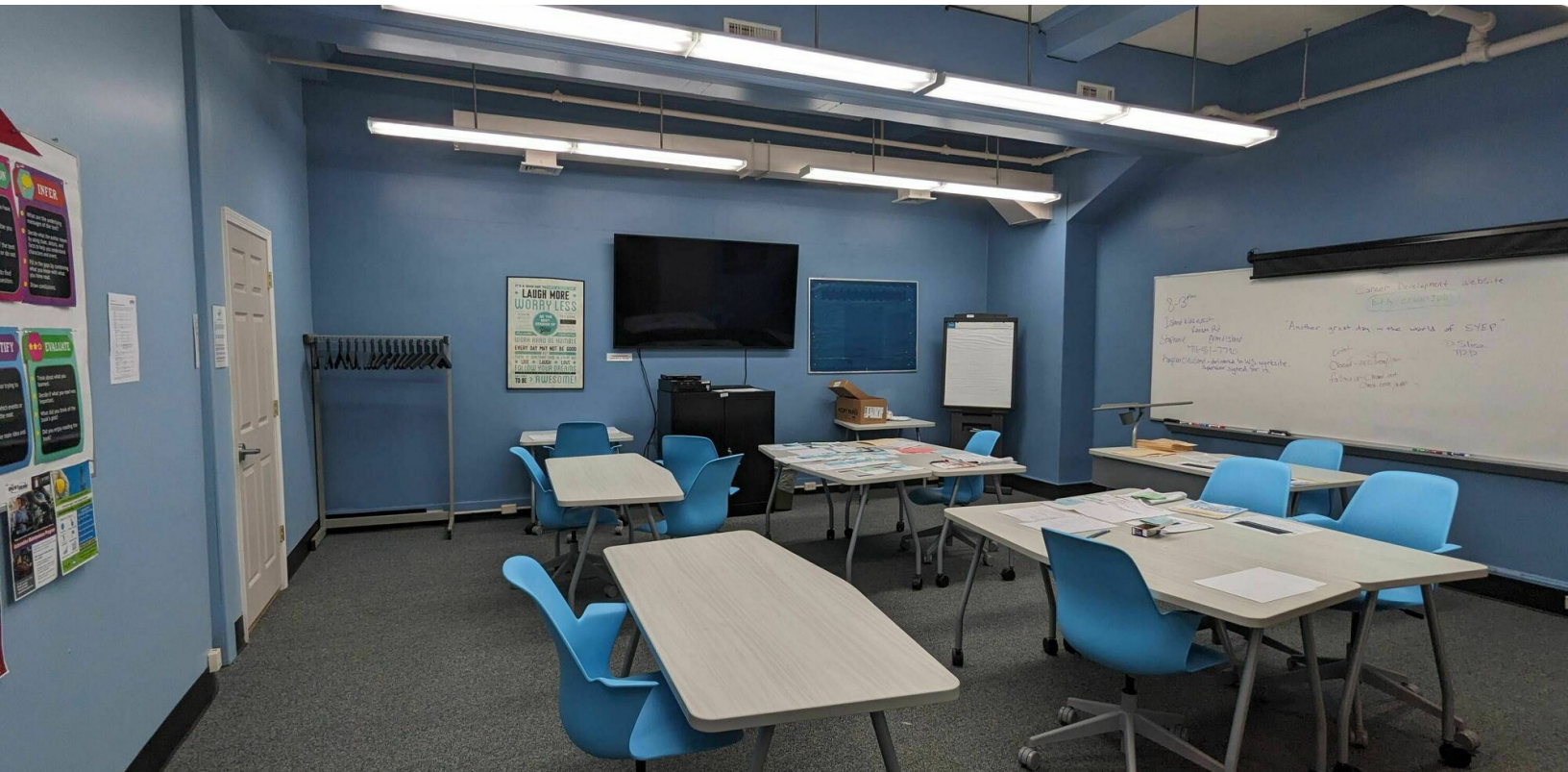
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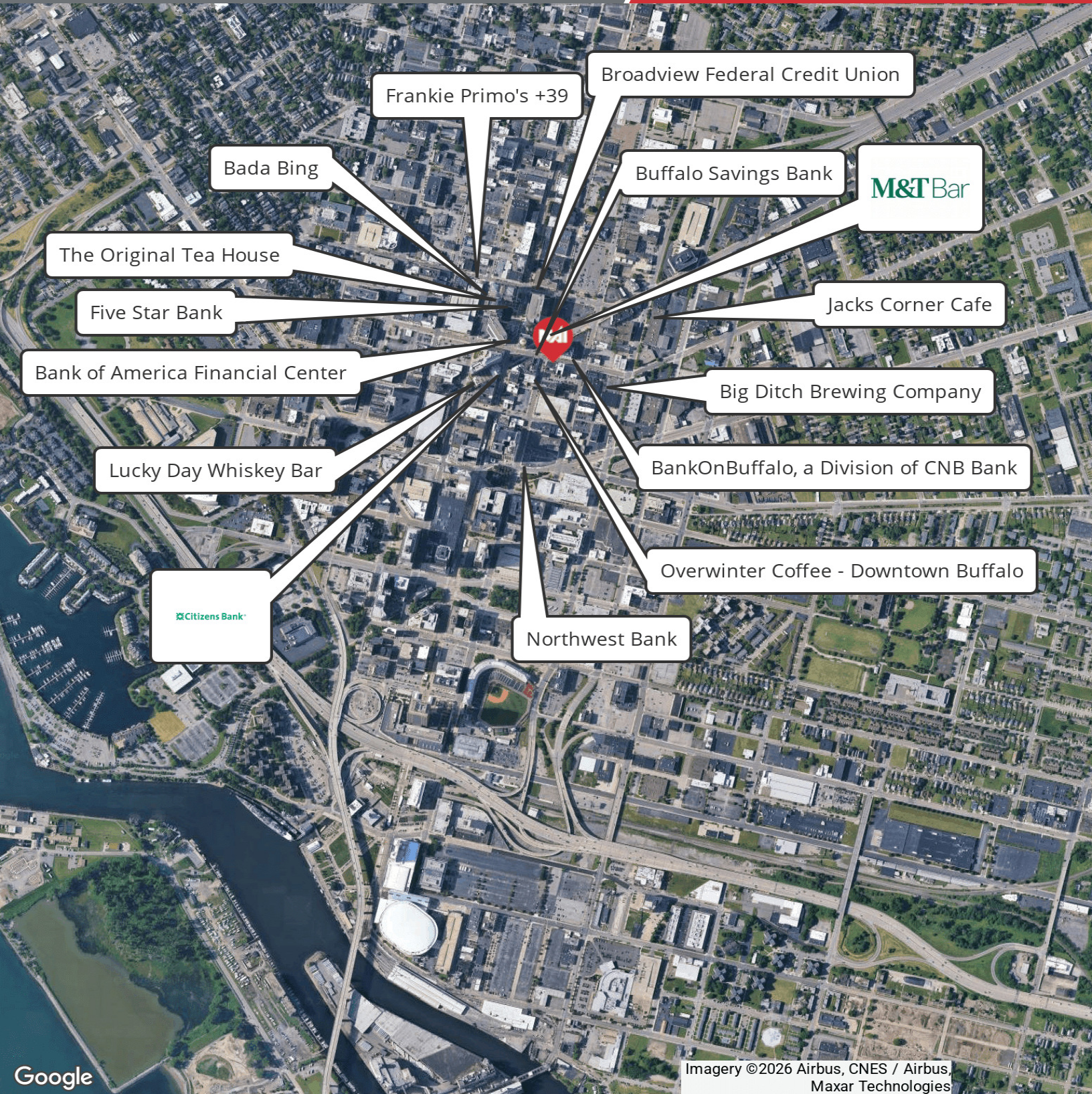
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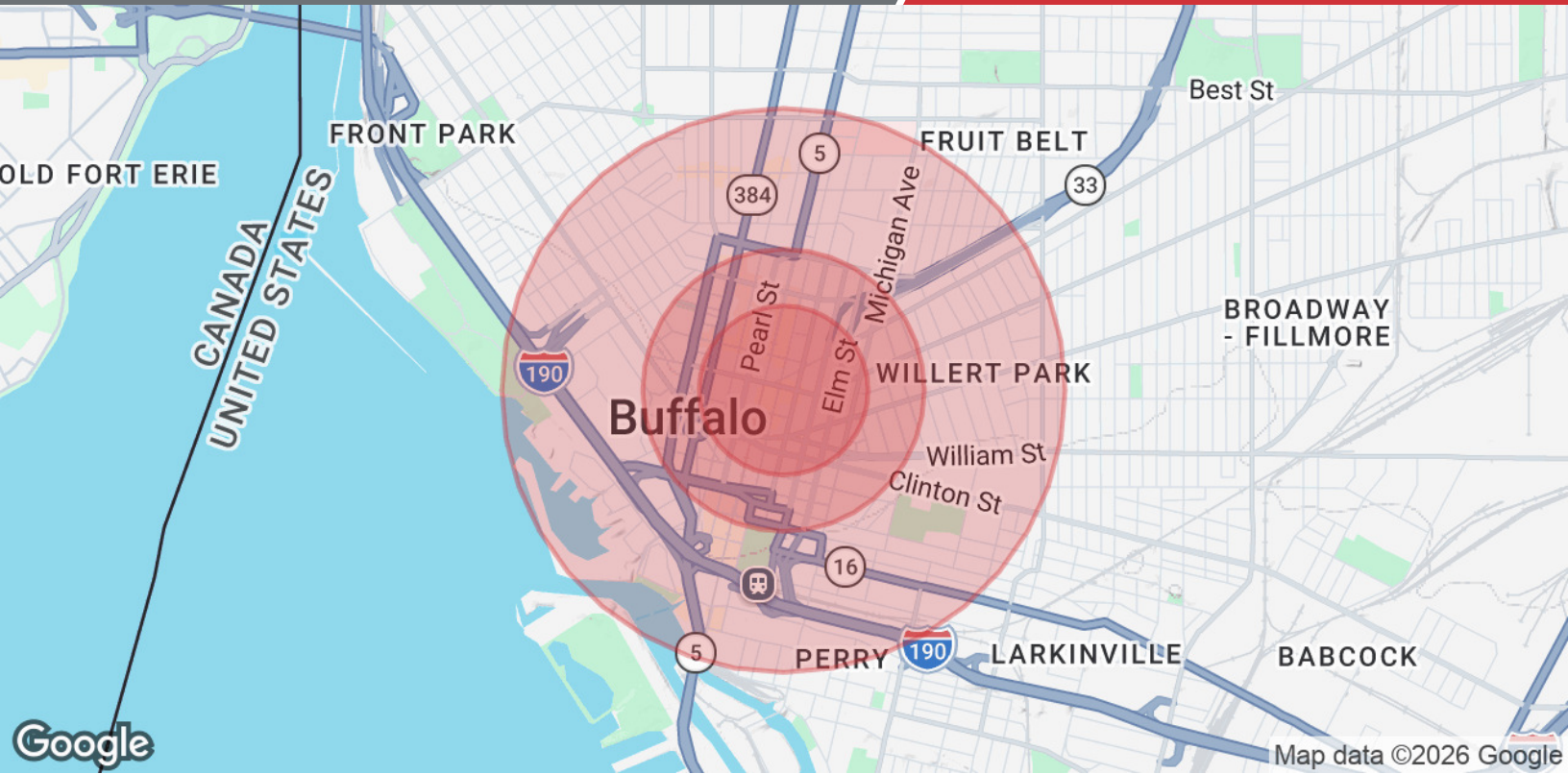
Brian Askey

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	860	4,293	20,254
Average Age	39	39	39
Average Age (Male)	39	39	38
Average Age (Female)	38	39	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	472	2,367	10,713
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$85,679	\$76,292	\$63,847
Average House Value	\$493,899	\$431,730	\$368,413

2020 American Community Survey (ACS)