

Prime Mixed-Use / Commercial Asset

1170 Main Street, Buffalo, NY 14209



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$4,900,000 |
| Lot Size: | 0.95 Acres |
| Year Built: | 1935 |
| Building Size: | 82,661 SF |
| Zoning: | Commercial |
| Price / SF: | \$59.28 |

PROPERTY OVERVIEW

Positioned along Buffalo's highly trafficked Main Street corridor, 1170 Main Street represents a rare opportunity to acquire a large-scale, highly visible commercial asset in one of the city's most active business and redevelopment districts. With substantial square footage across four floors plus a full basement, the property is well-suited for investors, developers, or owner-users seeking scale, presence, and long-term upside. Ideal use for Investment groups seeking a large, scalable urban asset, Developers pursuing mixed-use, multifamily, or adaptive reuse opportunities, Medical / office users needing proximity to the BNMC, Retail or hospitality concepts requiring high visibility and strong traffic



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LOCATION DESCRIPTION

Located just minutes from Downtown Buffalo and the Buffalo Niagara Medical Campus, 1170 Main Street sits within a thriving urban corridor experiencing significant revitalization. Nearby anchors include hospitals, universities, national retailers, and multifamily developments, driving consistent foot traffic and economic activity.

PROPERTY HIGHLIGHTS

- ±82,661 SF Building across 4 stories plus basement
- ±19,254 SF full basement providing additional functional space
- ±0.95-acre site in a prime urban corridor
- Main Street frontage with exceptional visibility and branding opportunity
- Transit-Oriented Location – direct access to NFTA Metro Rail and bus lines
- Proximity to Buffalo Niagara Medical Campus and downtown core
- Value-Add / Redevelopment Potential through repositioning or adaptive reuse
- Strong Surrounding Demand Drivers including healthcare, education, and dense residential
- High Traffic Counts with strong daytime and evening population

ADDITIONAL PHOTOS

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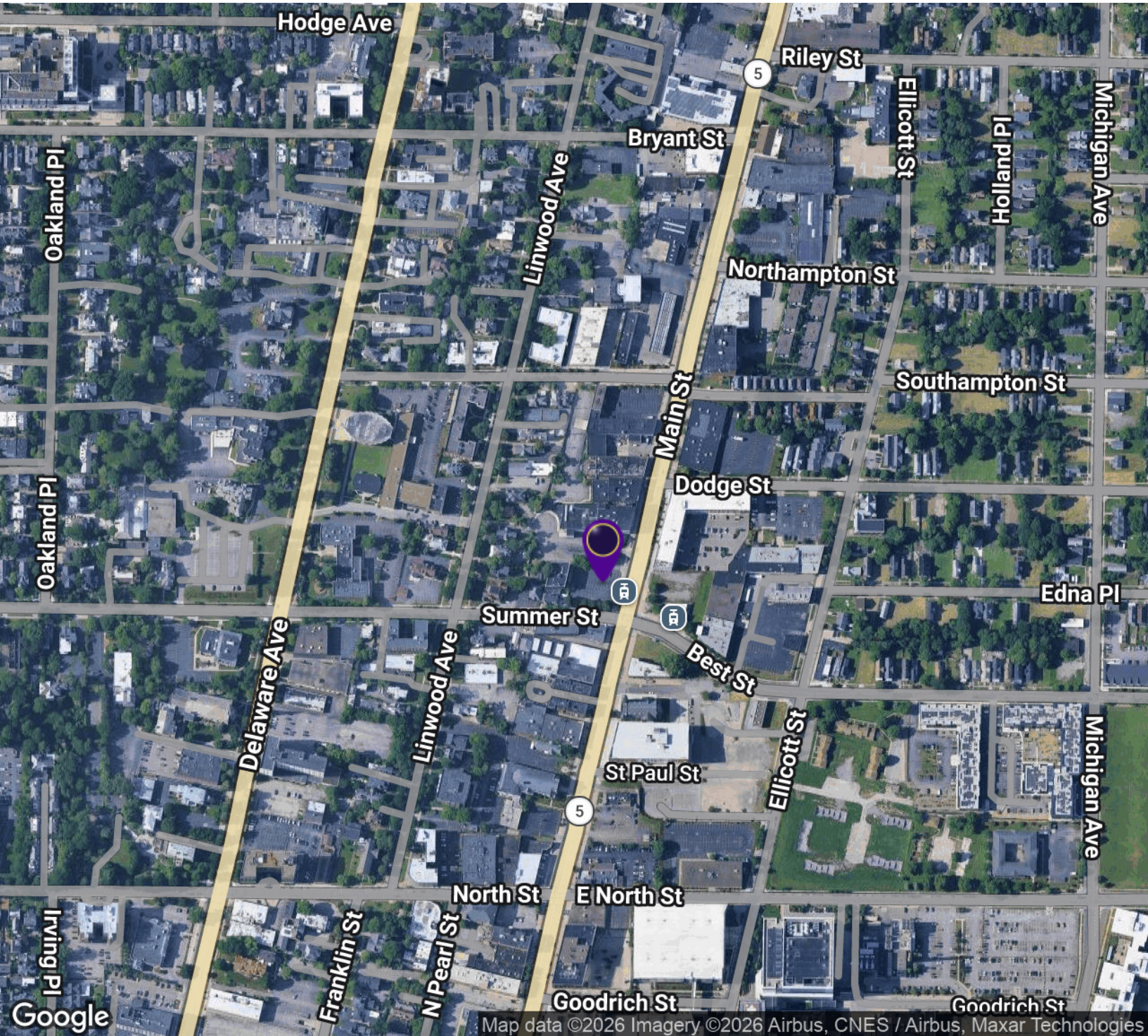


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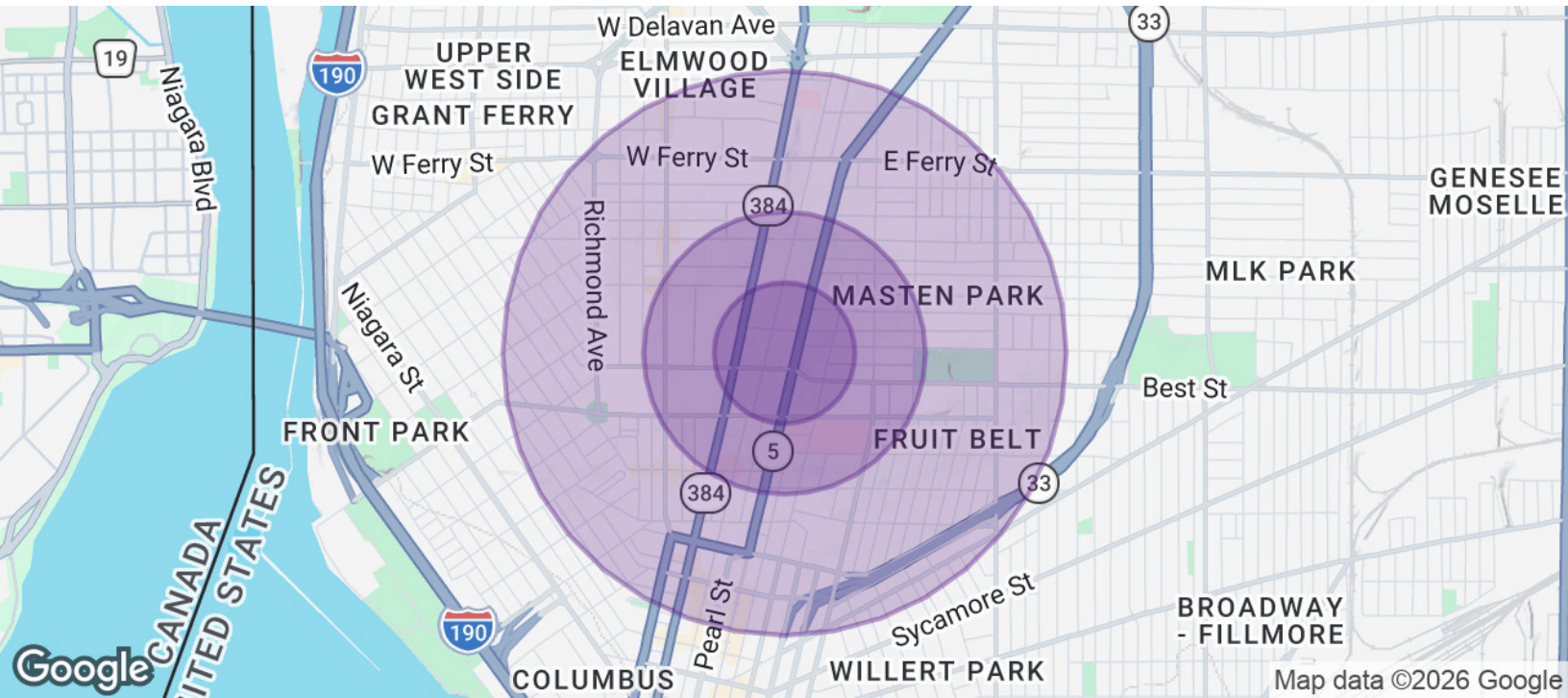
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 1,916 | 6,931 | 30,043 |
| Average Age | 35.5 | 38.3 | 37.6 |
| Average Age (Male) | 40.2 | 41.8 | 38.4 |
| Average Age (Female) | 35.0 | 37.4 | 37.7 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 1,201 | 4,064 | 15,711 |
| # of Persons per HH | 1.6 | 1.7 | 1.9 |
| Average HH Income | \$62,193 | \$79,632 | \$83,083 |
| Average House Value | \$325,510 | \$276,880 | \$285,471 |

2023 American Community Survey (ACS)



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