

FOR SALE

# 77 Sycamore Street Buffalo, New York



## Downtown Buffalo Retail / Redevelopment Opportunity

Features	
Building Size	959 ± Sq.Ft.
Lot Size	.13 ± Acres
Zoning	N-2C

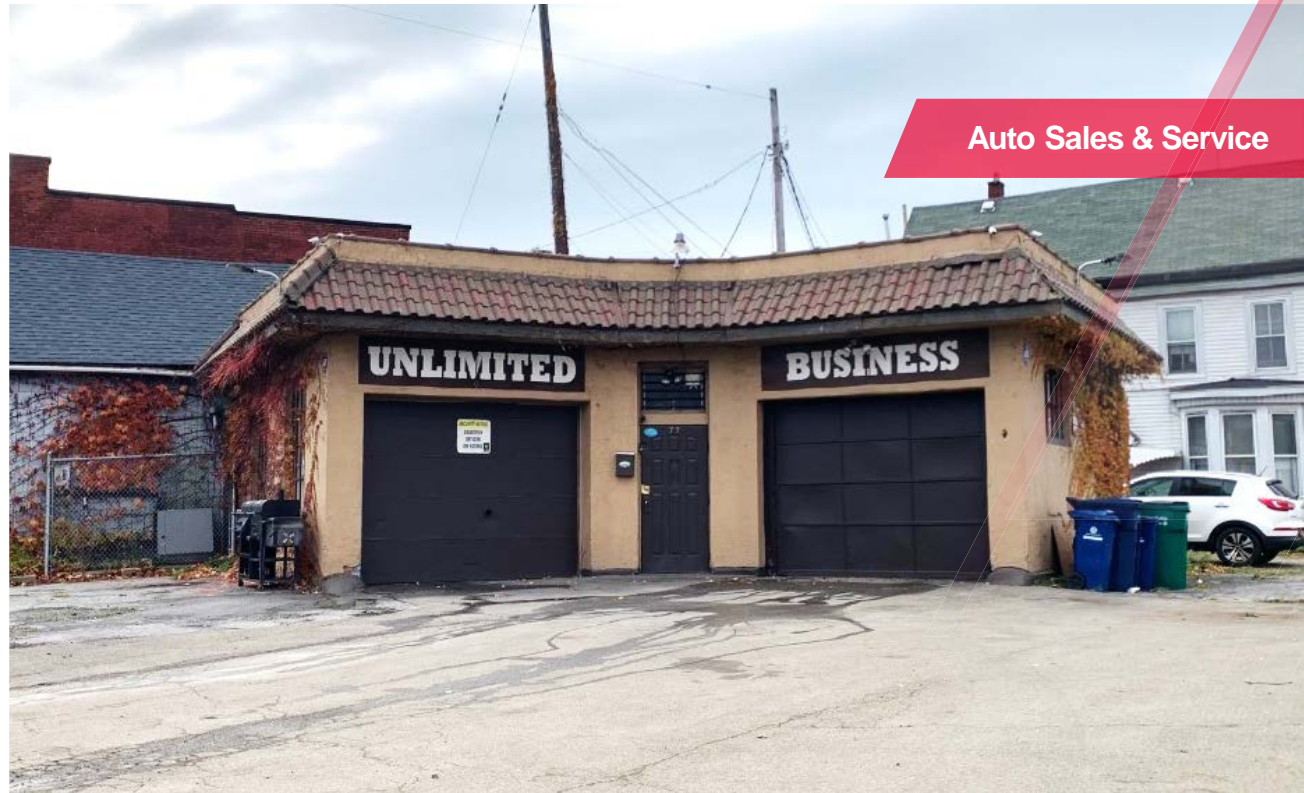
### Property Highlights

- Downtown Buffalo retail/redevelopment opportunity now available for sale
- Existing auto sales building with two (2) overhead doors
- Situated at the southwest corner of Sycamore Street and Michigan Avenue
- Signalized intersection
- On-site surface lot parking
- Proximate to the Central Business District, Theater District, Chippewa Entertainment District, Buffalo-Niagara Medical Campus, Larkinville District and more
- Ideal for: automotive sales or conversion to small retail, coffee shop, restaurant, etc.

### Contact

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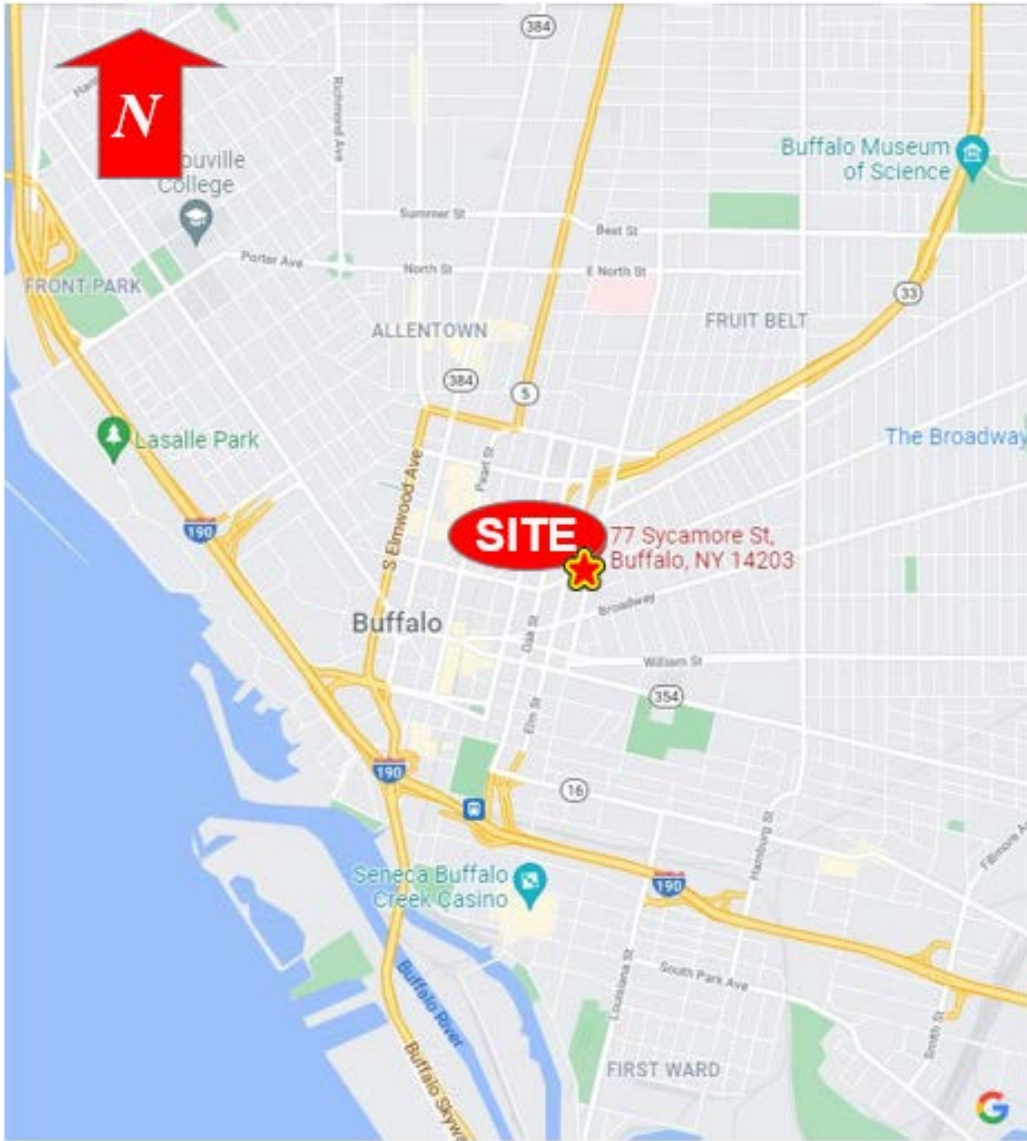


Demographic	1 Mile	3 Miles	5 Miles
Population	21,390	130,548	313,090
Average HH Income	\$64,432	\$67,223	\$71,327
Daytime Population	52,147	87,381	132,590

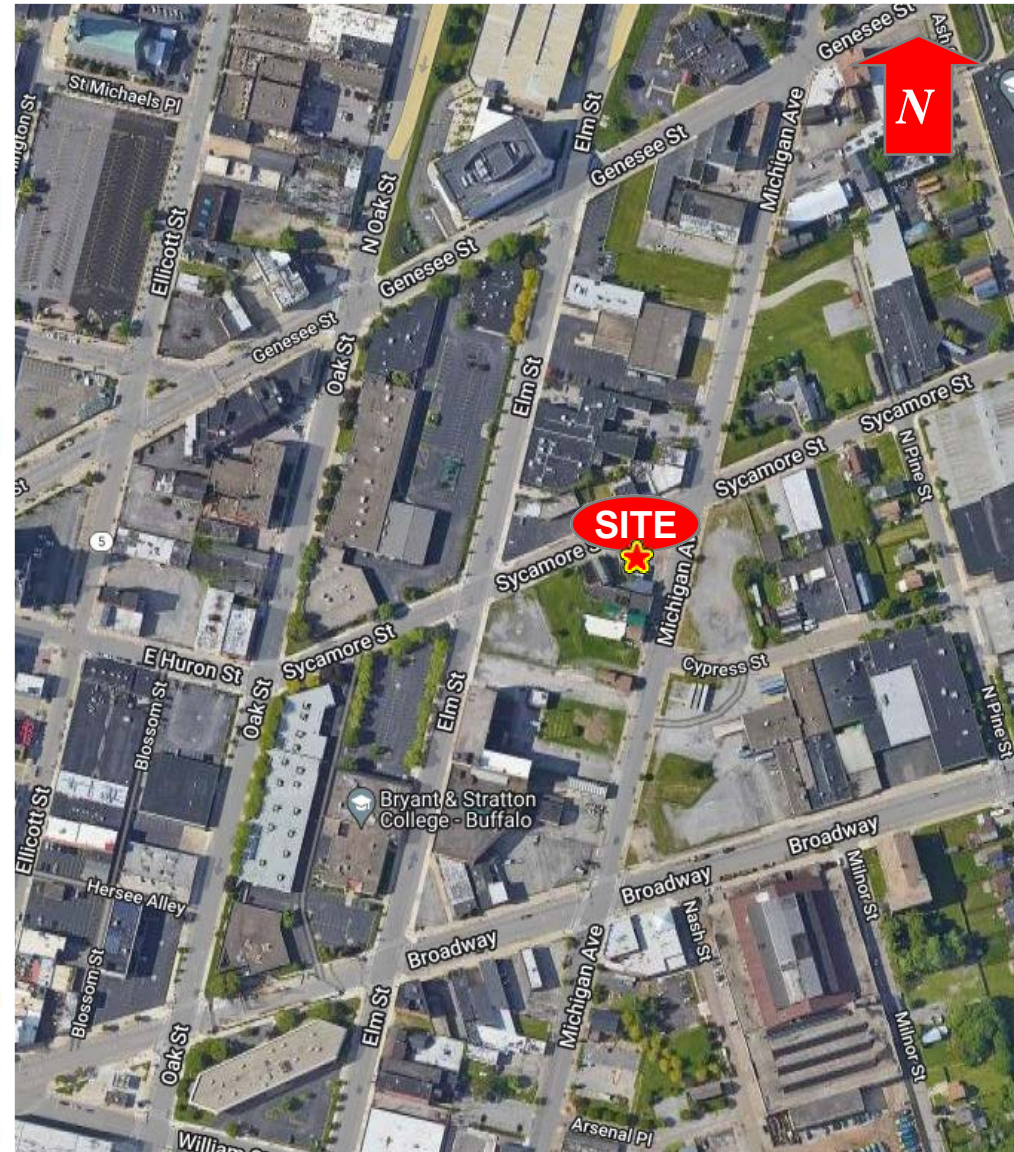
Traffic Counts	
Sycamore Street	1,459 AADT
Michigan Avenue	8,075 AADT
Elm Street	14,905 AADT

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Location Map



Aerial