

FOR SALE

COMMERCIAL

TWO-BUILDING MIXED-USE INVESTMENT IN THE ELMWOOD VILLAGE
1096-1098 Elmwood Avenue, Buffalo, NY 14222
(BETWEEN FOREST AVE AND BIRD AVE)



REAR BUILDING

FOR SALE Two solid commercial/apartment building for a total of six units located in one of the city's best walkable neighborhoods near popular shops, bars, restaurants and SUNY Buffalo State University • Front building consists of a well established fast food, sit down restaurant along with two 4-bedroom apartments and a 2-bedroom apartment. • Rear building has two 2-bedroom apartments along with a possible 3rd floor studio apartment/office that could be created for additional income.

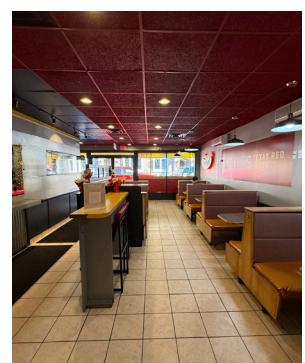
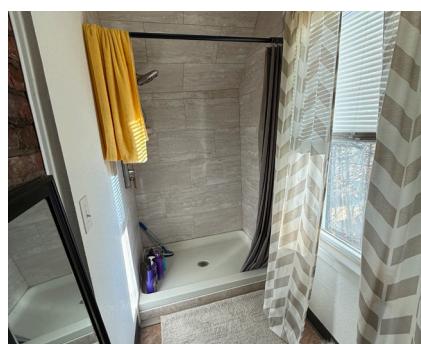
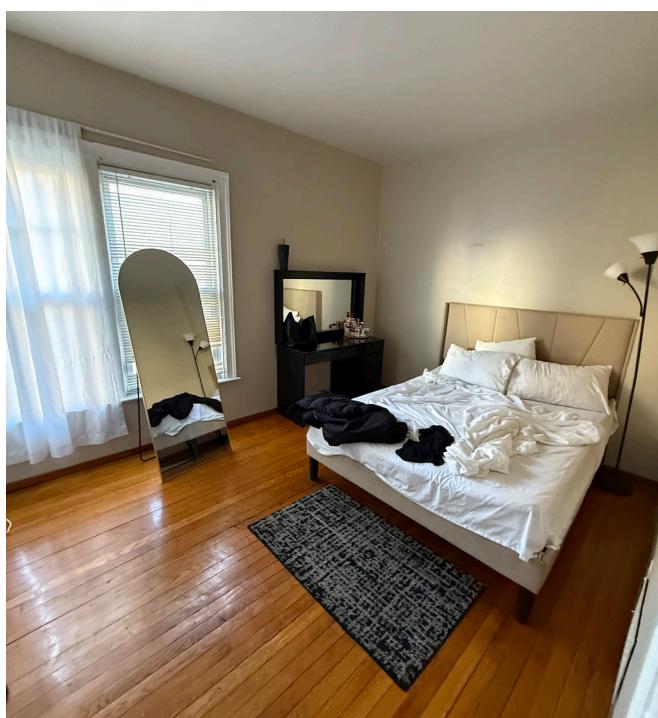
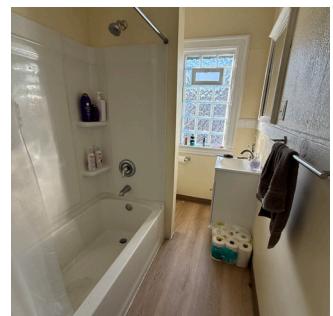
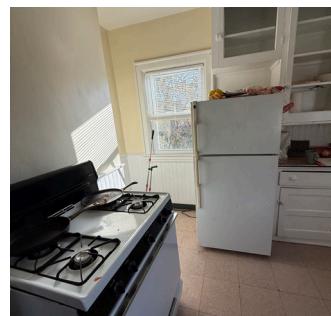
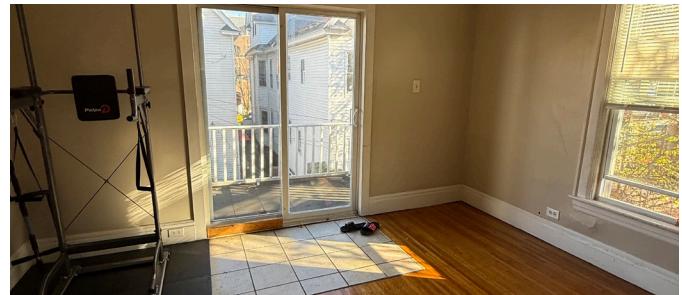
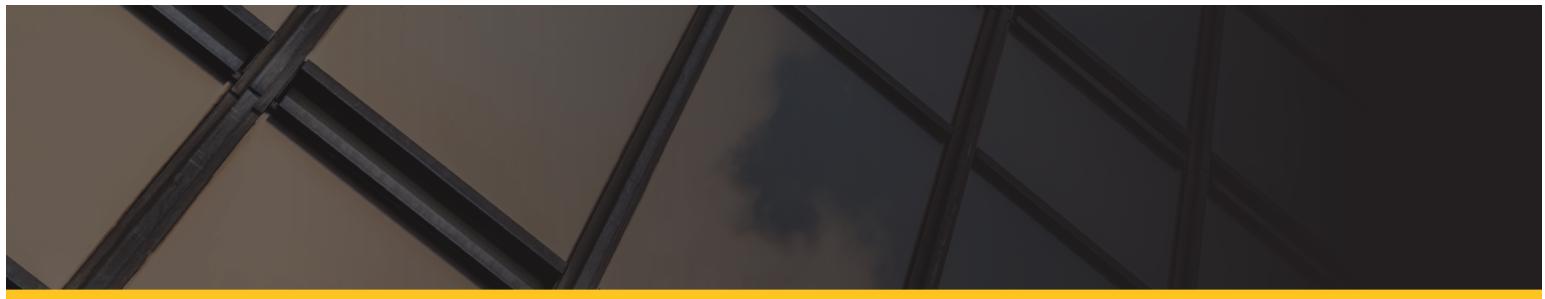
Building Highlights: Never a vacancy in the 12 years of ownership • 4 years remaining on restaurant lease, with 5 yr. option. Very consistent sales • Tenants pay gas & electric except for two apartments where owner pays electric • 5-7 yr old roof • Newer tankless hot water systems • Circuit breakers • Low maintenance vinyl siding • Public parking nearby • Security systems • Washer/dryers in basement • Porches and balcony in rear building overlooking courtyard • Rents under market with great upside potential!

Alan T. Hastings

Licensed Associate Real Estate Broker
 Direct: (716) 481-3325
 ahastings@huntcommercial.com

**HUNT Commercial
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403 Main Street, Suite 200
 Buffalo, New York 14203



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