

BUFFALO EDUCATIONAL FACILITY



AVAILABLE FOR SALE
**180 FRANKLIN
STREET**

BUFFALO, NY





Excellent Opportunity in
the City of Buffalo

NOW AVAILABLE FOR SALE

BUFFALO EDUCATIONAL FACILITY

Introducing a rare purchase opportunity in the heart of Buffalo's Central Business District. This expansive three-story, 65,092 sq. ft. building is situated on Franklin Street between West Mohawk and West Huron Streets. Originally converted into a charter school in 2007, the property has undergone additional renovations in 2022 & 2023. Boasting a premier location, the property offers seamless accessibility to all of Western New York's Key Destinations. Surrounding amenities include institutions such as US, State, County, and City offices, Courthouses, as well as attractions like the Chippewa Entertainment District, Buffalo Convention Center, Buffalo-Niagara Medical Campus, Canalside, and the Cobblestone District.

65,092sf *Educational Institution*

BUILDING HIGHLIGHTS

65,092 SF

BUILDING

N-1D

ZONING

1952

YEAR BUILT

**PREMIER
LOCATION**

180 FRANKLIN ST

THREE (3)

STORIES WITH
BASEMENT

**RECENT
RENOVATIONS**

COMPLETED IN
2022 & 2023

**0.60
ACRES**

LOT SIZE

**WELL-
MAINTAINED**

EDUCATIONAL
FACILITY



Back of Building



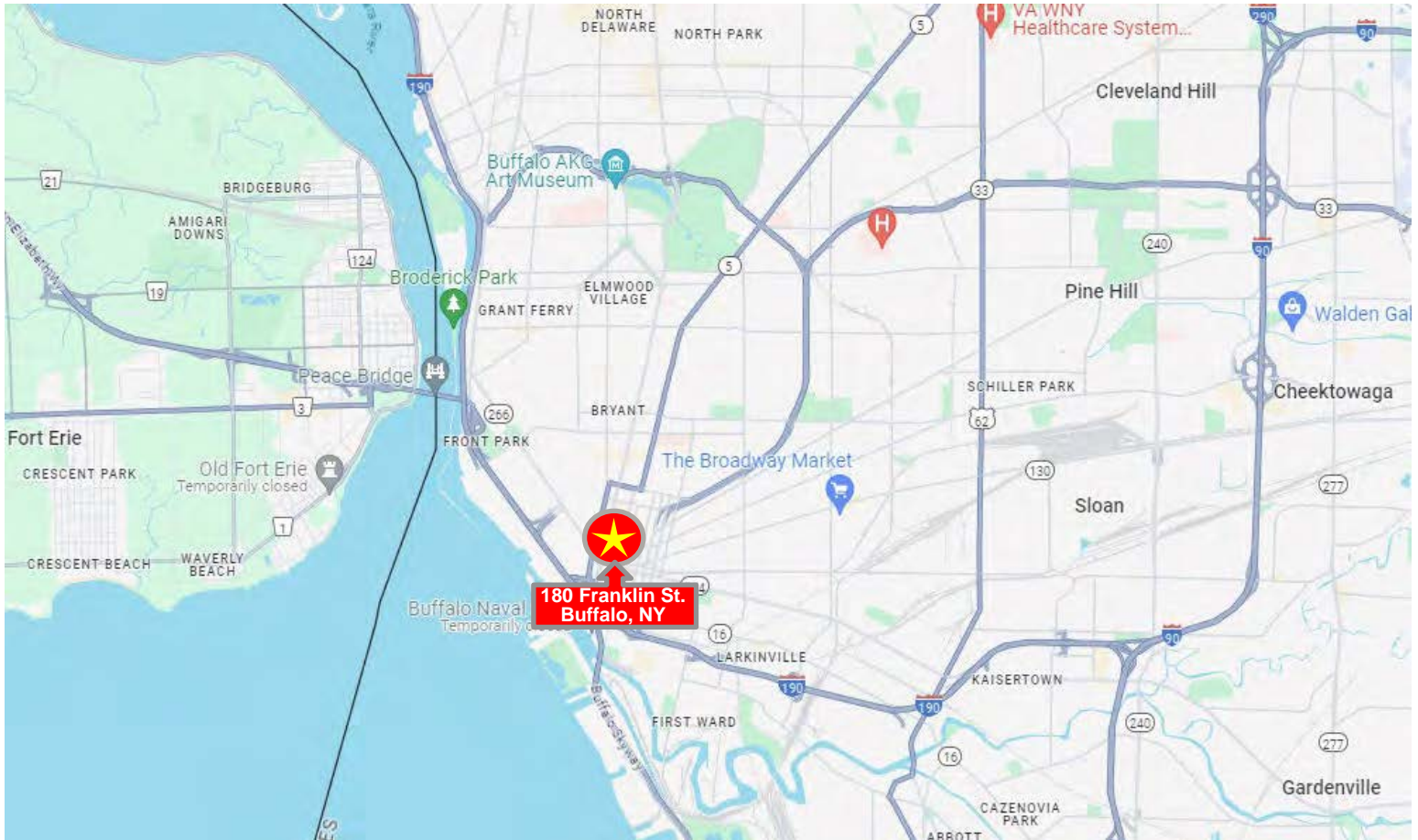
Hallway



Cafeteria



LOCATION



65,092sf Educational Institution

DEMOGRAPHICS (5 MILE)

290,596

POPULATION

\$67,205

AVERAGE HOUSEHOLD
INCOME

323,806

DAYTIME POPULATION

37

MEDIAN AGE

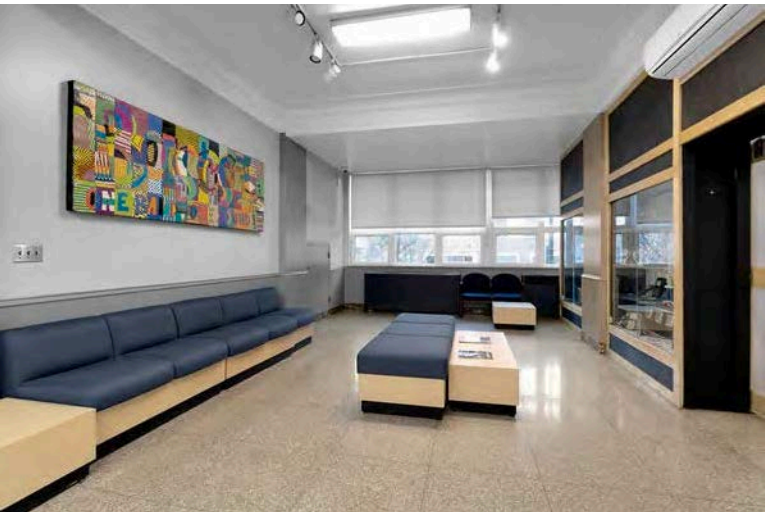
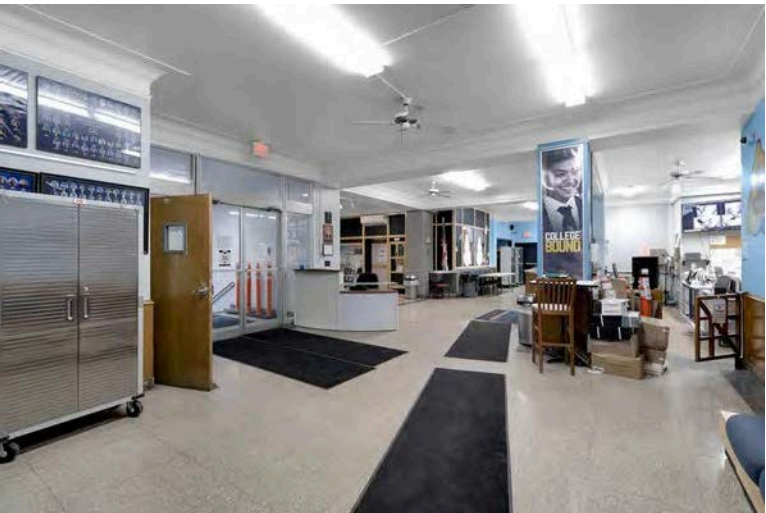
144,462

HOUSING UNITS

\$135 M

SPENT ON EDUCATION

PROPERTY PHOTOS

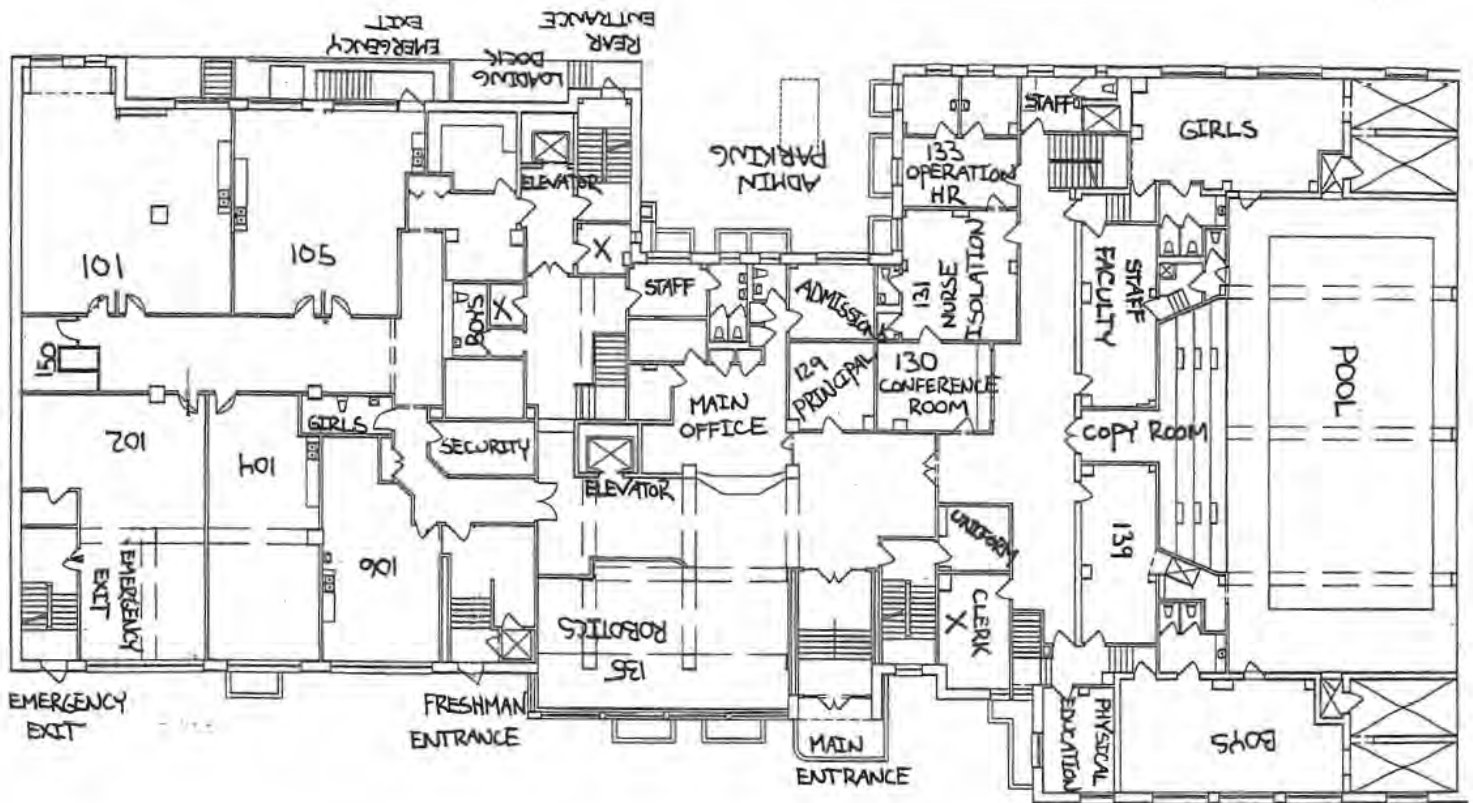


PROPERTY PHOTOS

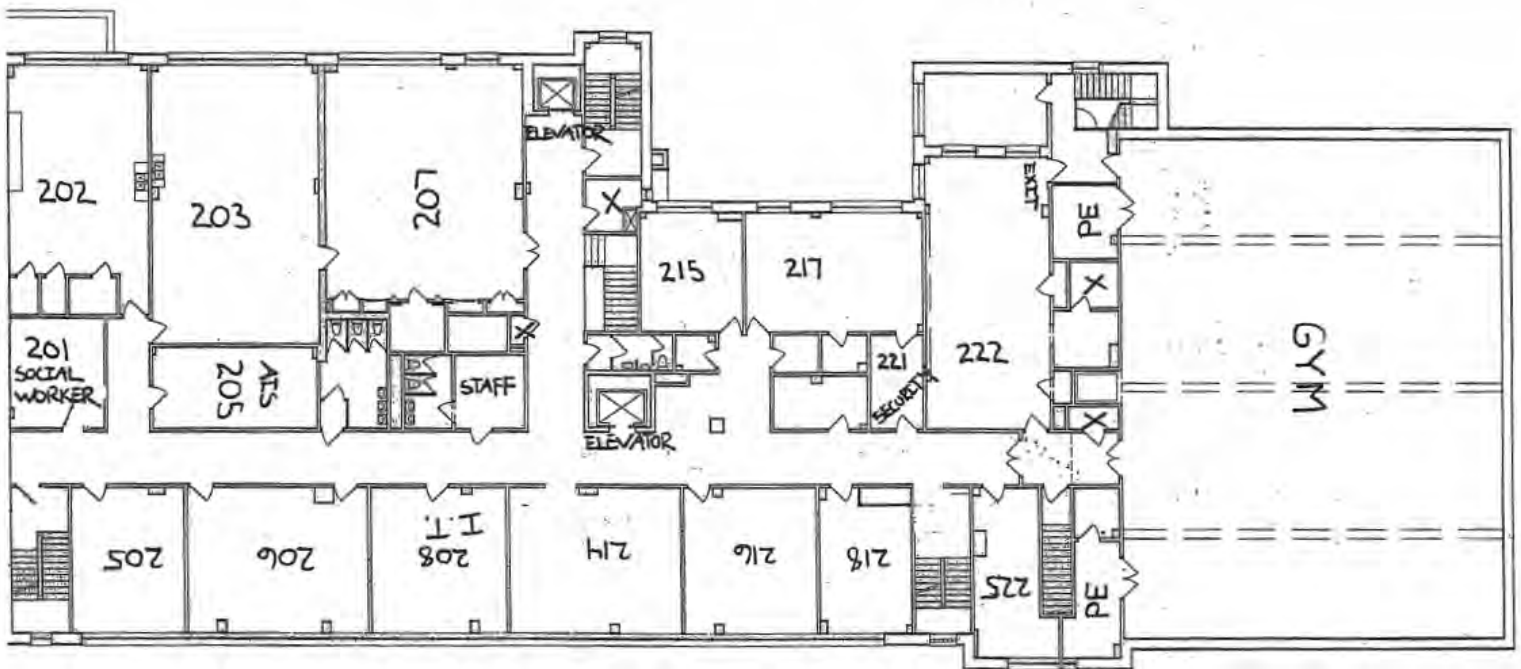


1ST FLOOR PLAN

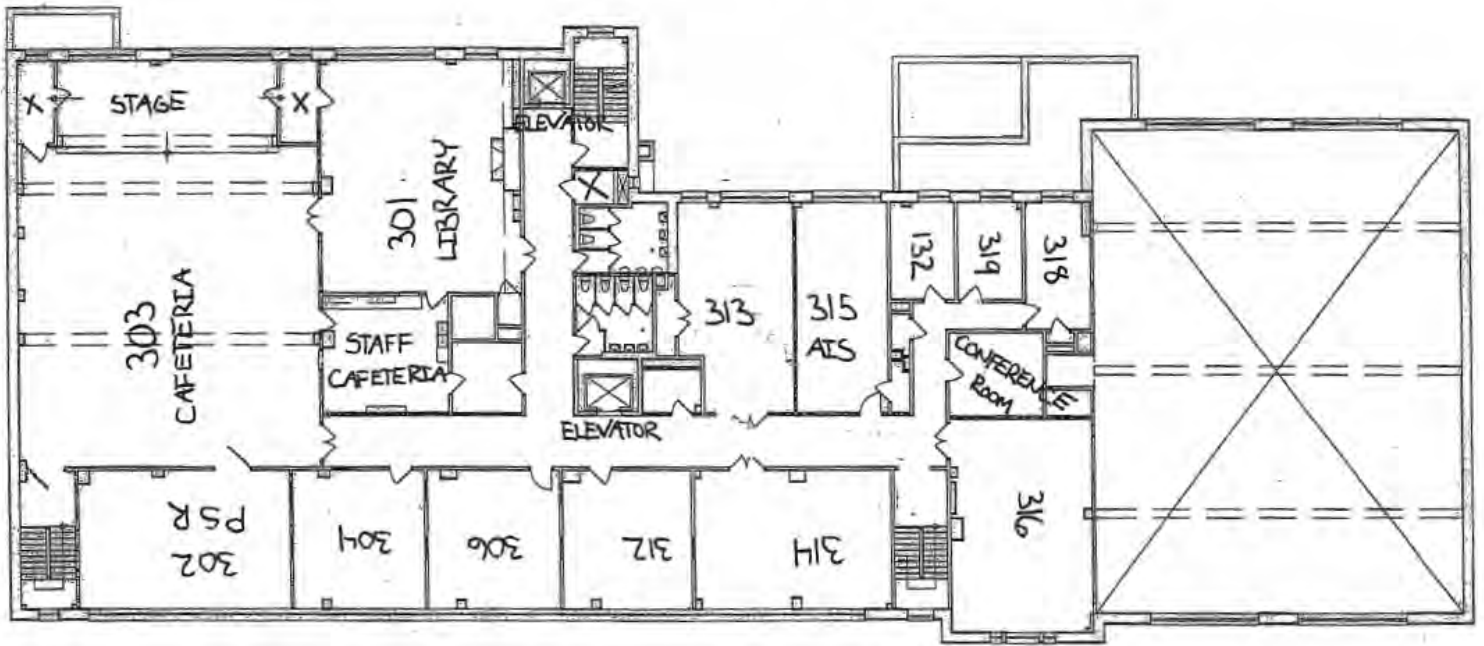
Franklin Street



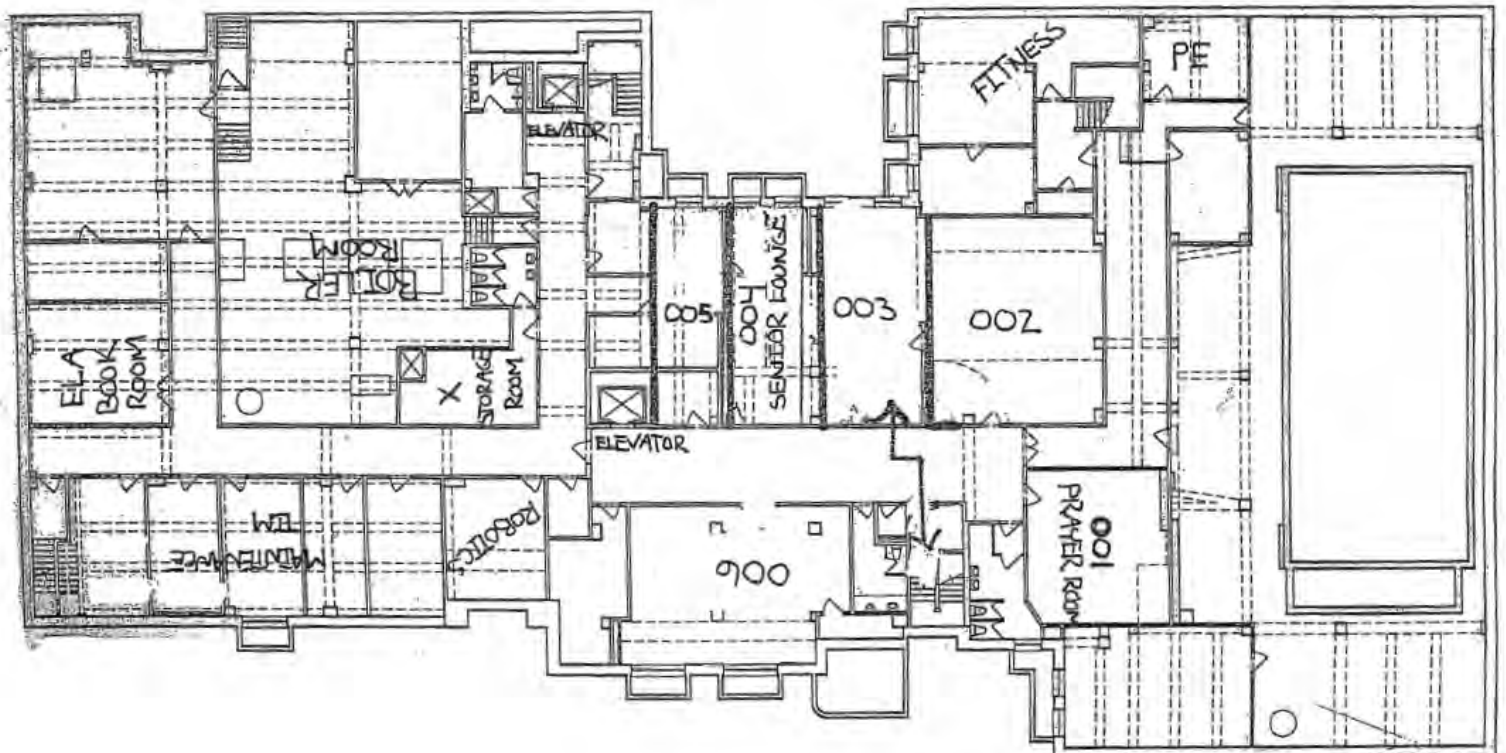
2ND FLOOR PLAN



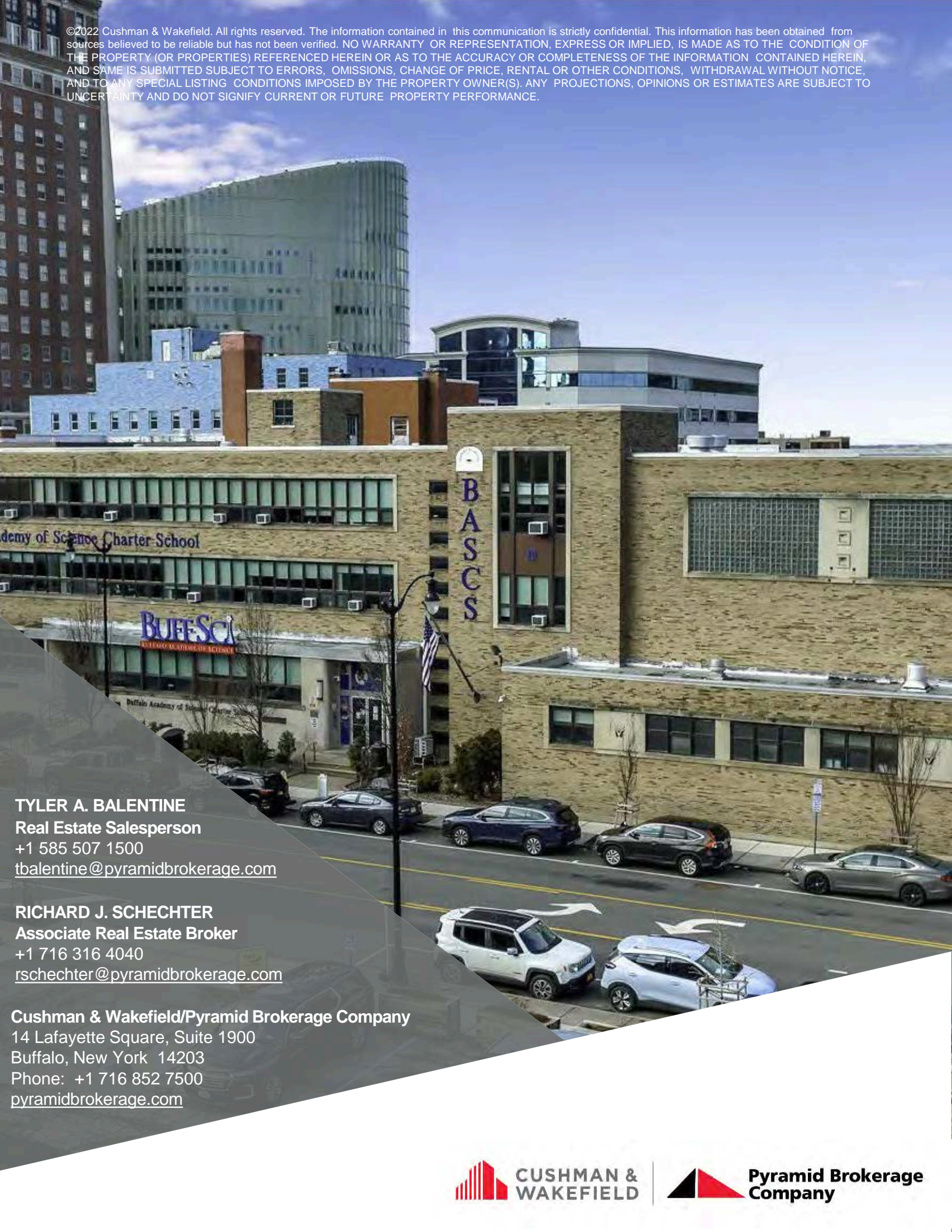
3RD FLOOR PLAN



BASEMENT



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