

For Sale

# 427 Delaware Avenue

## Mixed-Use Office Building

*Perfect for Owner Occupant or Investor*



**\$1,750,000**

Class A Office Space on 2nd floor  
+ 4 fully leased ground floor storefronts  
Large parking lot



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# Property Overview

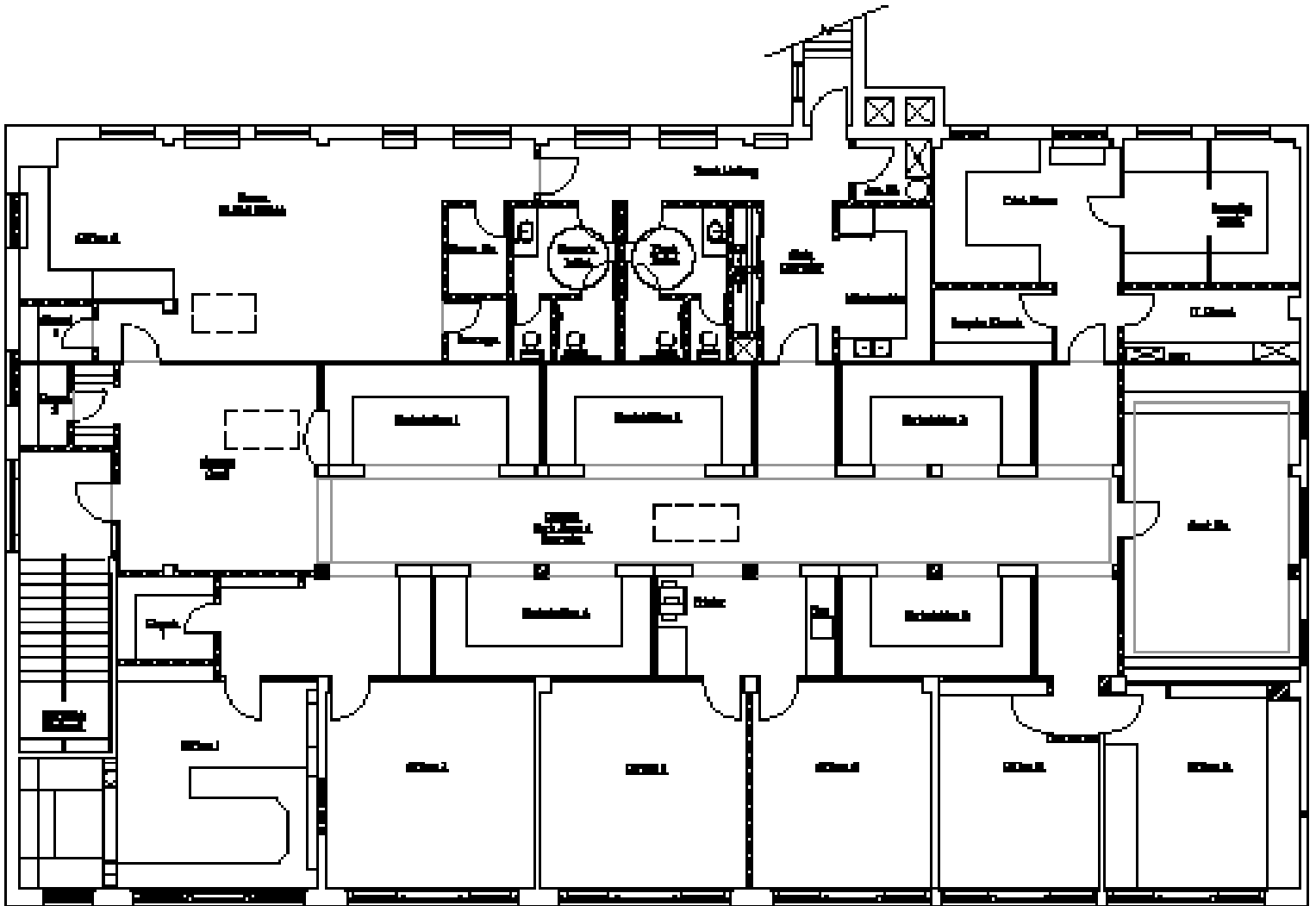


PRICE REDUCED! Very rare opportunity to own a turn-key 16,000 SF office building on prestigious Delaware Avenue. Perfect for a professional service company that wants the benefits of property ownership or investor looking to acquire a prestigious Delaware Ave asset. The property is ideally situated adjacent to the Central Business District and the Buffalo Niagara Medical Campus. It is located in the heart of the City, with a large parking lot that provides easy stress-free access.

- **6,500 SF Class A Office Space.**
  - Currently occupied by owner – will be vacated upon sale.
- **4 ground floor commercial tenants.**
  - Storefronts were recently remodeled. Long-term leases in place w/ annual escalations
  - Tenants include Smith + Co. Salon, Allentown Association, Golf Club of Buffalo, and MJ Peterson Corp.
  - All spaces sub metered – tenants pay their own utilities.
  - \$135,000 in annual rental income
- **Parking lot w/ 21 spaces.**
  - 8 dedicated to ground floor tenants, 13 for upstairs office space.
- **Quick, easy access to anywhere in the region.**
  - Blocks from the 33 Expressway and the 190 Interstate.
  - Located along a major bus route and a few blocks from the Allen St. subway station.
- **Long-time property management company can remain in place if purchaser desires.**
- **Property on long-term land lease**

# Office Space

*Available for owner occupant or to be relet to office tenant.*



① SECOND FLOOR PLAN  
10/1/2018 10:00 AM

Impressive Class A office space loaded with historic art deco details, including marble entry stairs, terrazzo floors, and plaster ceiling reliefs. High-end white oak trim package, doors, and built-in casework throughout. Large windows and interior skylights provide fantastic natural light throughout.

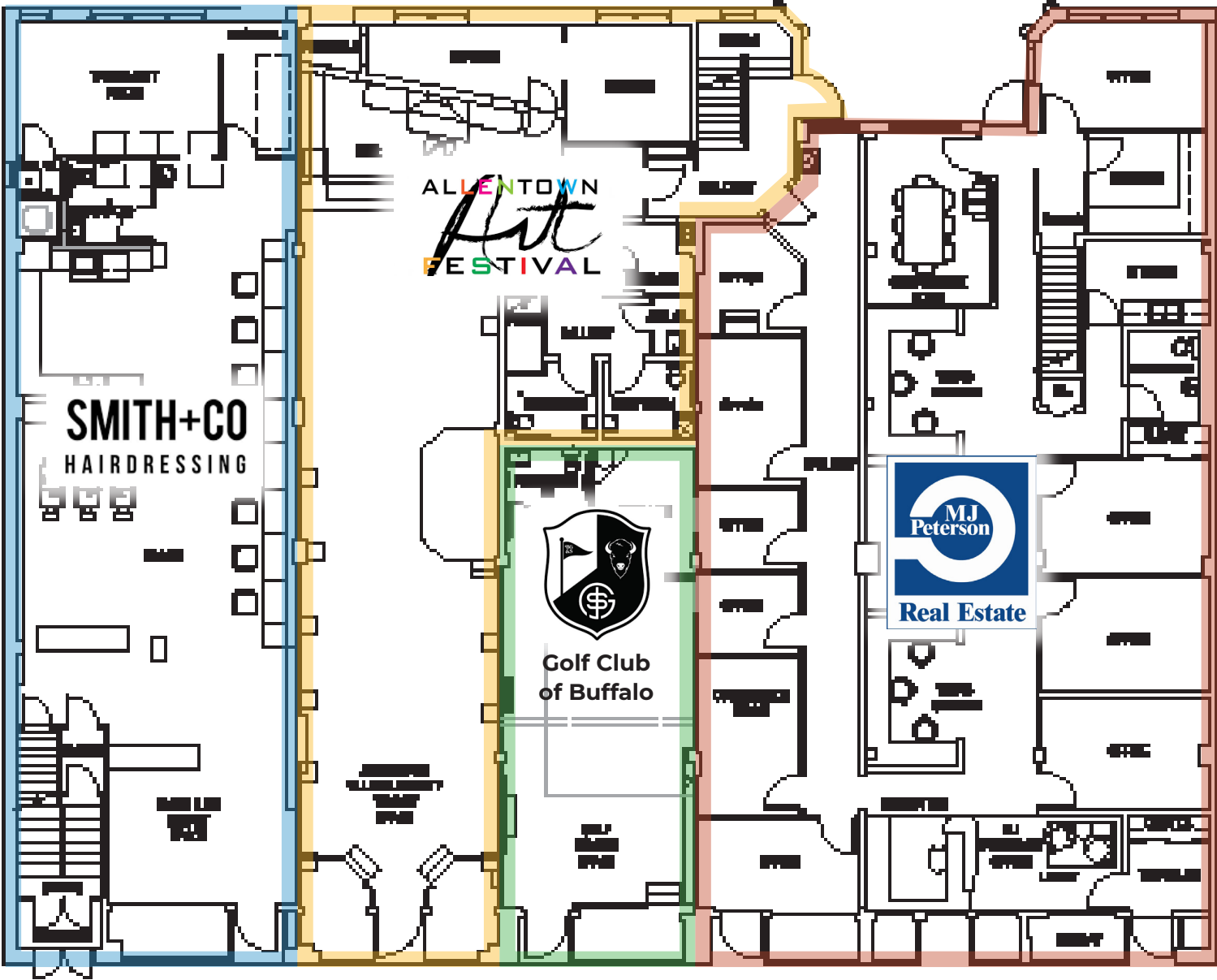
- **7 Large private offices** overlooking Delaware Avenue. Each office can comfortably accommodate a few desks/workstations if desired.
- **Large built-in work-stations** can accommodate 14-26 people (based on user preference).
- **Conference room.** AV equipped, comfortably seats 18+.
- **Kitchenette, printer room, IT room, and large storage closets.**



# 2nd Floor Office



# Commercial Tenants





# 1st Floor Storefronts





# Location

