

FOR SALE

58 Rano Street, Buffalo NY 14207



Exceptional Mixed-Use Masonry Warehouse With Office & Apartments

Unlock a rare opportunity to own a highly functional mixed-use masonry warehouse steps from the interstate. Perfect for contractors, trades, fleet operators, or investors seeking a versatile income-producing asset, this property combines industrial capability, private office space, and two on-site residential apartments for additional revenue or workforce housing. The warehouse features a 1-bay garage, wide open production/storage floor, and a 1.5- ton crane with enough span and clearance to accommodate up to six trucks simultaneously—ideal for fabrication, auto/repair, equipment staging, or logistics operations. Solid masonry construction provides durability and long-term stability, while the private office supports day-to-day administrative or client-facing needs.

Outside, enjoy ample yard space suitable for vehicle parking, material storage, containers, trailers, or expansion of operational capacity. The site layout allows easy ingress/egress and efficient circulation for commercial vehicles. Whether you're an owner-user seeking an immediately functional industrial site, or an investor looking to capture strong mixed-use cash flow, 58 Rano delivers a rare combination of warehouse utility, yard space, and residential upside in a strategically located Buffalo corridor. A true multifunctional asset — ready for your business or portfolio.

Nicholas Corto

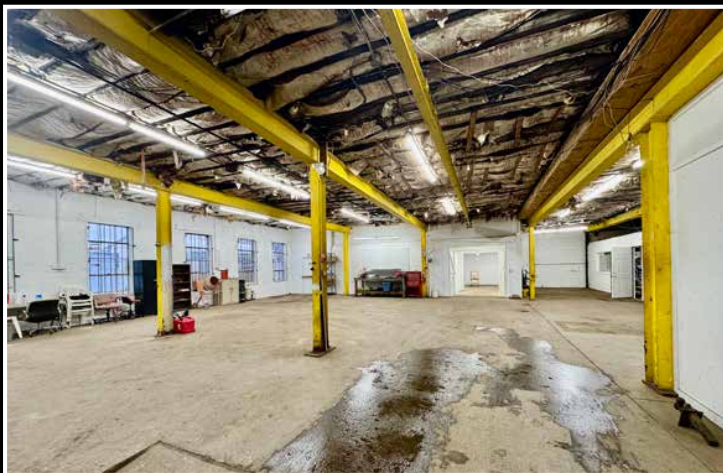
Licensed Real Estate Salesperson

Direct: (716) 864-1929

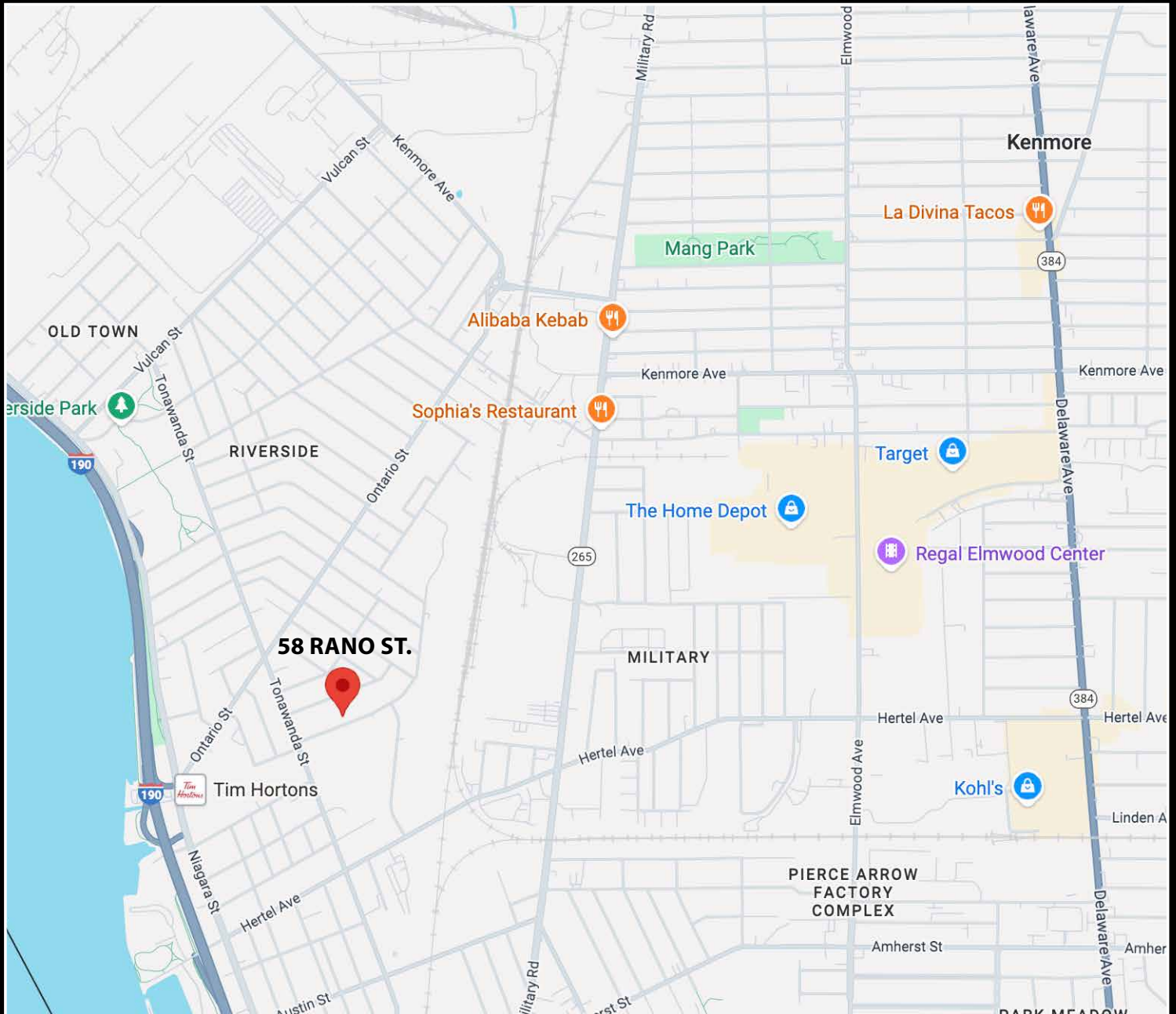
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COMMERCIAL







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