

PRICE IMPROVEMENT - 10,442+/- SF Mixed-Use Space
65 Grant St, Buffalo, NY 14213

**SALE PRICE****\$989,000****OFFERING SUMMARY**

Lot Size:	0.13 Acres
Year Built:	1915
Building Size:	10,442 SF
Zoning:	Commercial
Price / SF:	\$94.71

PROPERTY OVERVIEW

10 short years ago, This Classic Building was lovingly restored, re-designed and updated to become a neighbor anchor and source of pride. There are 3 store fronts (two are occupied by the salon) with strong, long term tenants and 4 apartments on the second floor. Assemblyman's office has 3 more years on their 10 year lease and is a professionally designed space with 6 offices, Kitchenette, Conference Room, Lobby and 2 bathrooms. The salon space is bright and crisp with plenty of seating for guests and room to expand. Each spacious and welcoming apartment has 3 bedrooms, in-unit laundry and Central Air Conditioning. Each boasts updated bathrooms, newer flooring, kitchens and appliances. Updated windows and electric service throughout. Large (two sided) Basement houses newer furnaces and water tanks for all units with access through the rear and the salon. Each side has sump pump. All tenants have separate utilities. Turn Key. Projected cap rate with full occupancy 9.07% with potential to increase. Two apartments have been recently refreshed and ready for occupancy. Centrally located to all the City of Buffalo has to offer. Close Proximity (5 minute drive) to the Peace Bridge to Canada. High Traffic with plenty of street parking.



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PROPERTY SUMMARY

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LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding this prime commercial property in Buffalo, NY. Situated in a bustling area filled with a mix of historic architecture and modern amenities, the location offers a dynamic setting for office or office building investment. Just steps away from trendy cafes, boutique shops, and diverse dining options, the area attracts professionals and visitors alike. With convenient access to public transportation and major roadways, the property provides a strategic advantage for businesses. Nearby attractions such as the Buffalo Niagara Medical Campus and the vibrant Elmwood Village add to the allure of this thriving urban locale, making it an enticing opportunity for savvy investors.

PROPERTY HIGHLIGHTS

- 10,442+/- SF Mixed-Use Building
- Built in 1915
- Zoned Commercial
- Prime location in Buffalo
- Classic architecture with modern potential



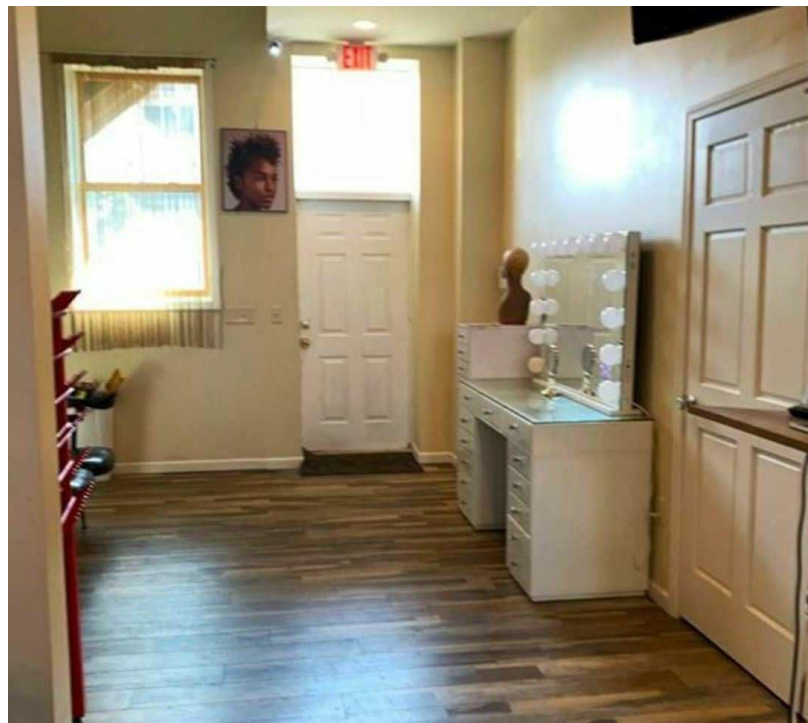
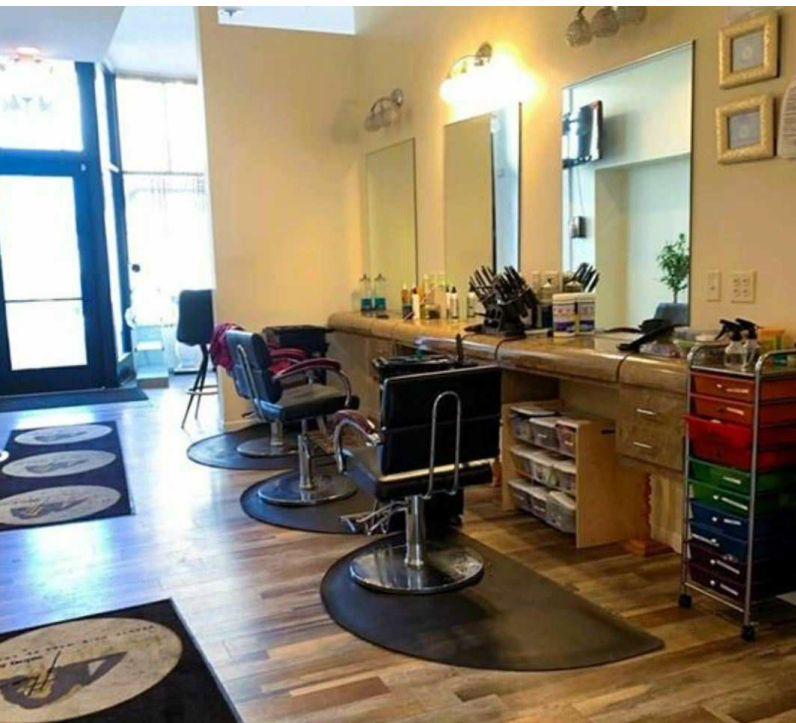
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ADDITIONAL PHOTOS

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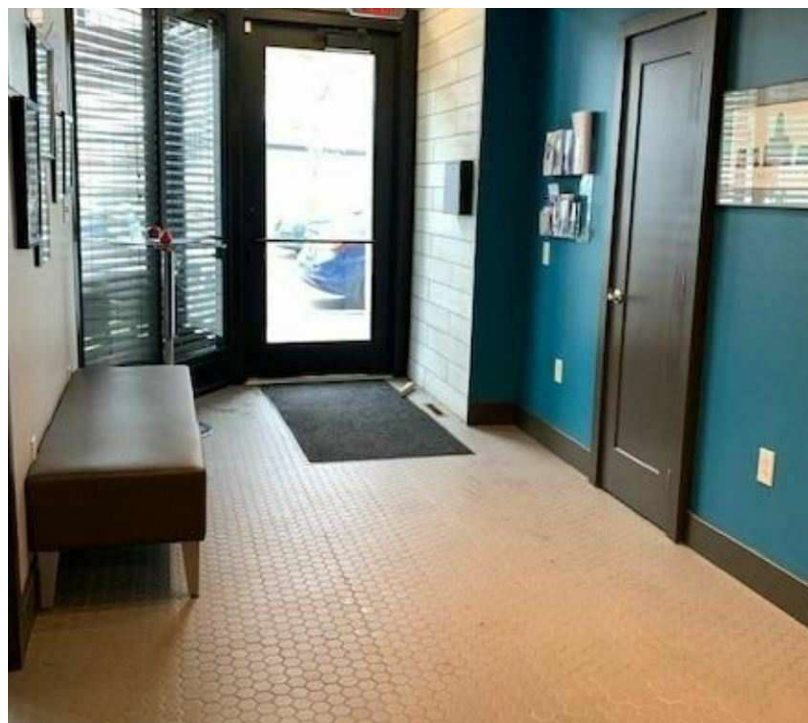
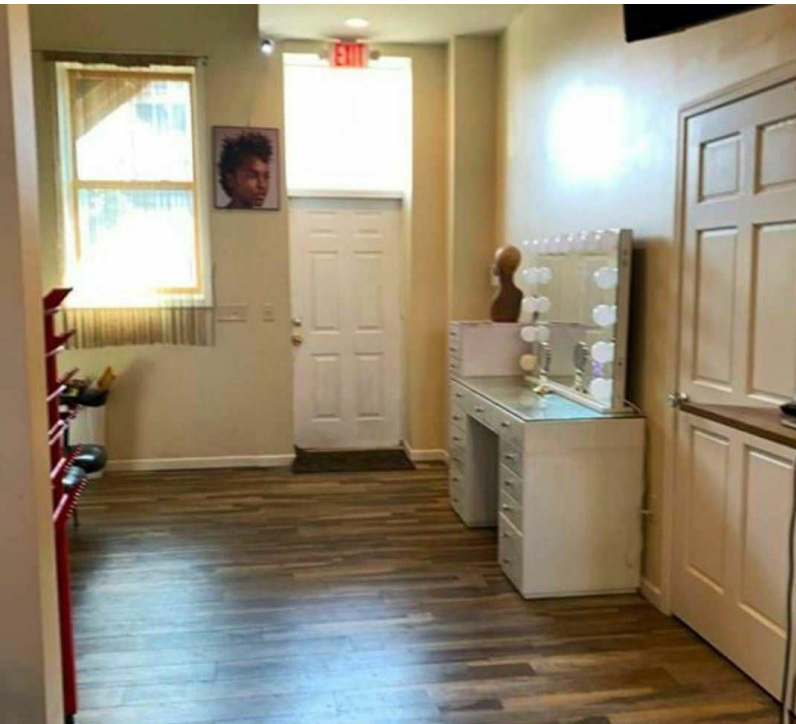
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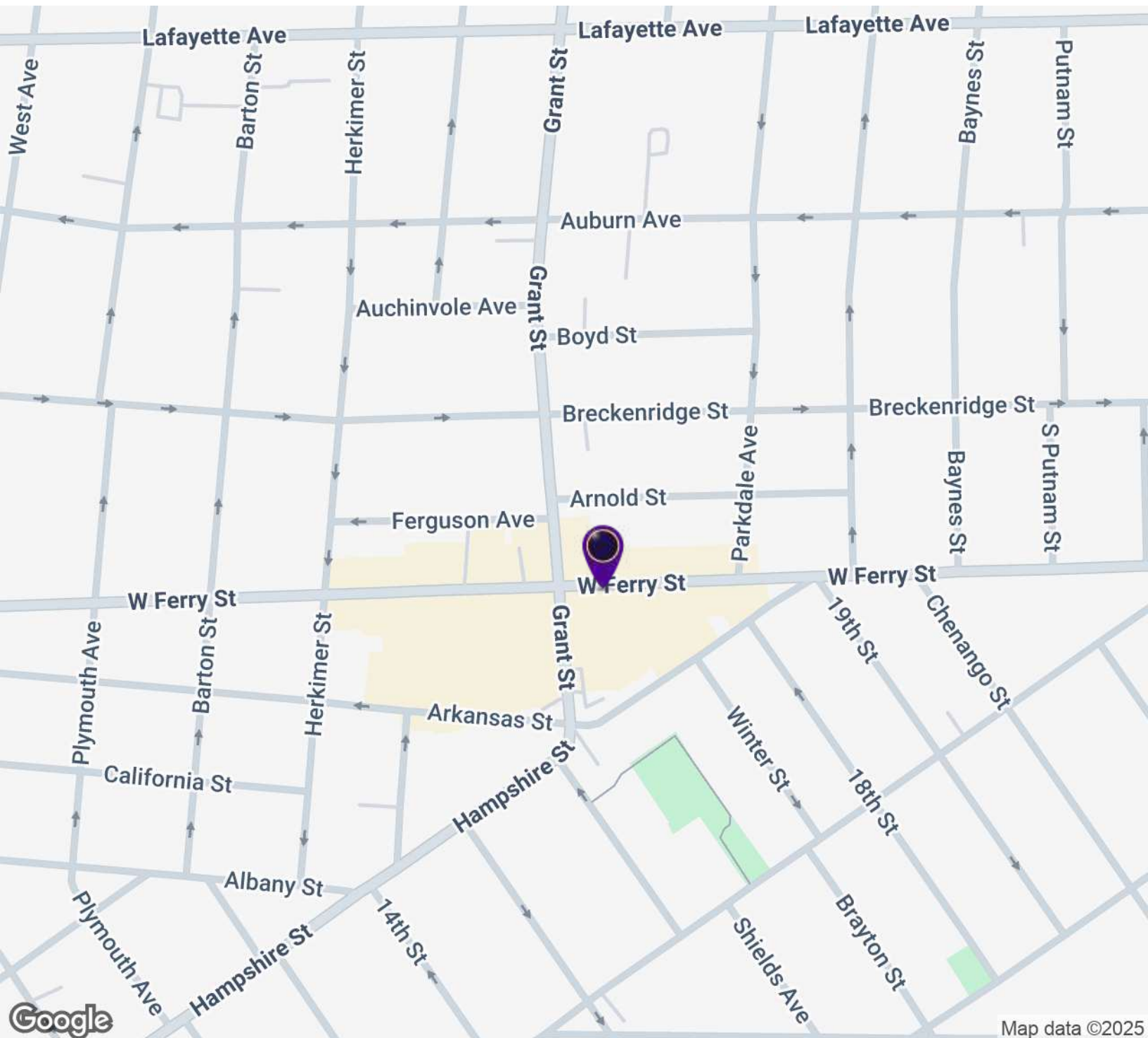
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LOCATION MAP

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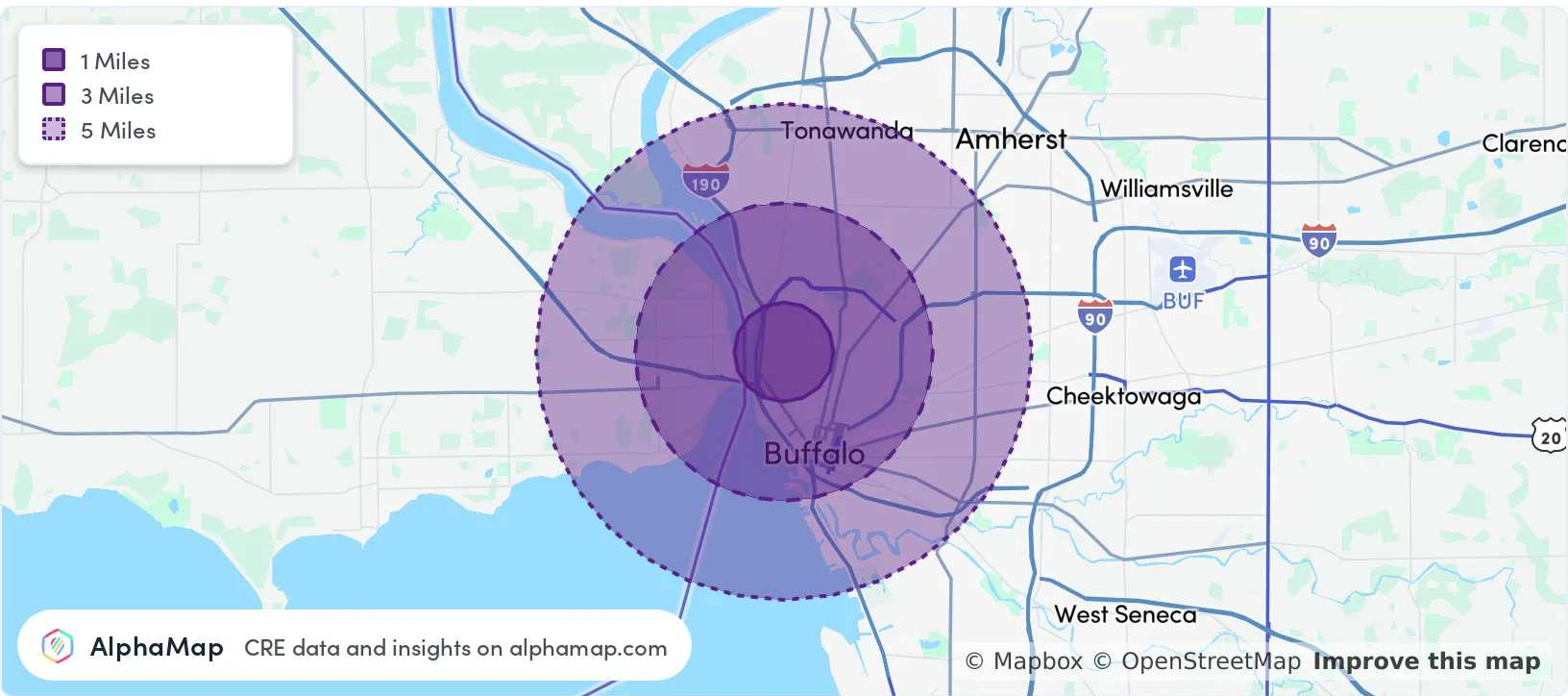
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AREA ANALYTICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	35,733	136,890	291,250
Average Age	36	37	38
Average Age (Male)	36	37	37
Average Age (Female)	36	38	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	16,090	61,351	125,795
Persons per HH	2.2	2.2	2.3
Average HH Income	\$79,839	\$70,027	\$68,630
Average House Value	\$327,533	\$315,058	\$257,581
Per Capita Income	\$36,290	\$31,830	\$29,839

Map and demographics data derived from AlphaMap



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