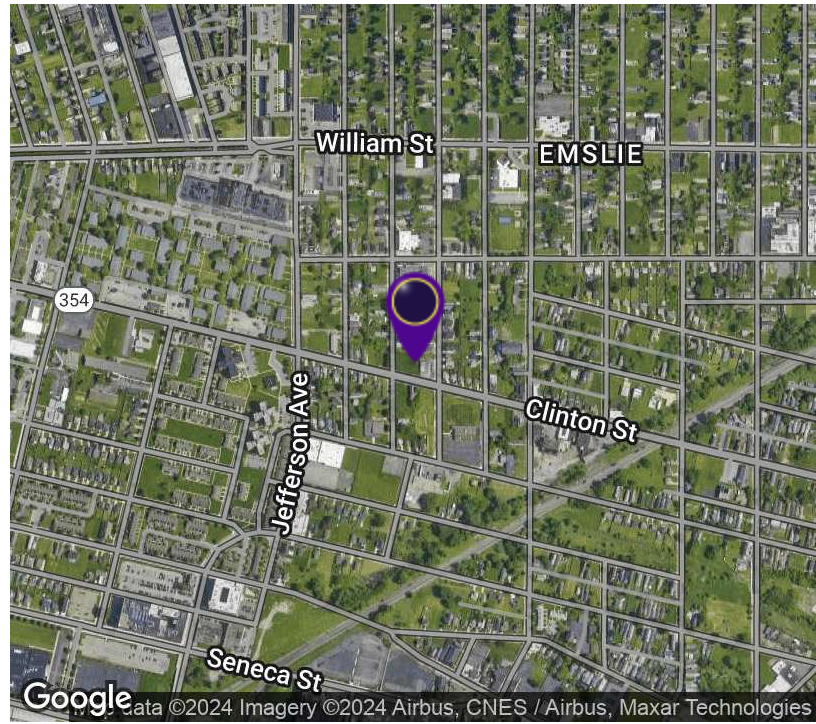


3,840+/- SF RETAIL with 3 Lots

618 - 624 Clinton Street, Buffalo, NY 14210



OFFERING SUMMARY

Sale Price:	\$179,999
Lot Size:	0.35 Acres
Year Built:	1958
Building Size:	3,840 SF
Renovated:	2022
Zoning:	Commercial
Price / SF:	\$46.87

PROPERTY OVERVIEW

Commercial property consist of three parcels all being included in one sale price. 618, 622, and 624 Clinton St. located at the corner of Clinton Street and Adams Street, this commercial property has excellent exposure and great visibility from the road. Ample parking around the property can easily fit 10 parking spots. The building is approximately 3,800 +/- SF. Property has recently been gutted and ready to be built out for any business usage. Full basement. Motivated seller.

LOCATION OVERVIEW

Located on Clinton Street minutes from downtown Buffalo. This property is within close proximity to the KeyBank center, Seneca Buffalo Creek Casino, Sahlen field, and all other local restaurants, entertainment, and businesses. Easy access to New York state Thruway I-190, Buffalo Skyway, and the Canadian/ United States Boarder.

PROPERTY HIGHLIGHTS

- Corner Location
- Close Proximity to Downtown Buffalo
- Property Gutted Ready for Build Out
- 10 Available Parking Spots
- 2 Additional Lots included



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

3,840+/- SF RETAIL with 3 Lots

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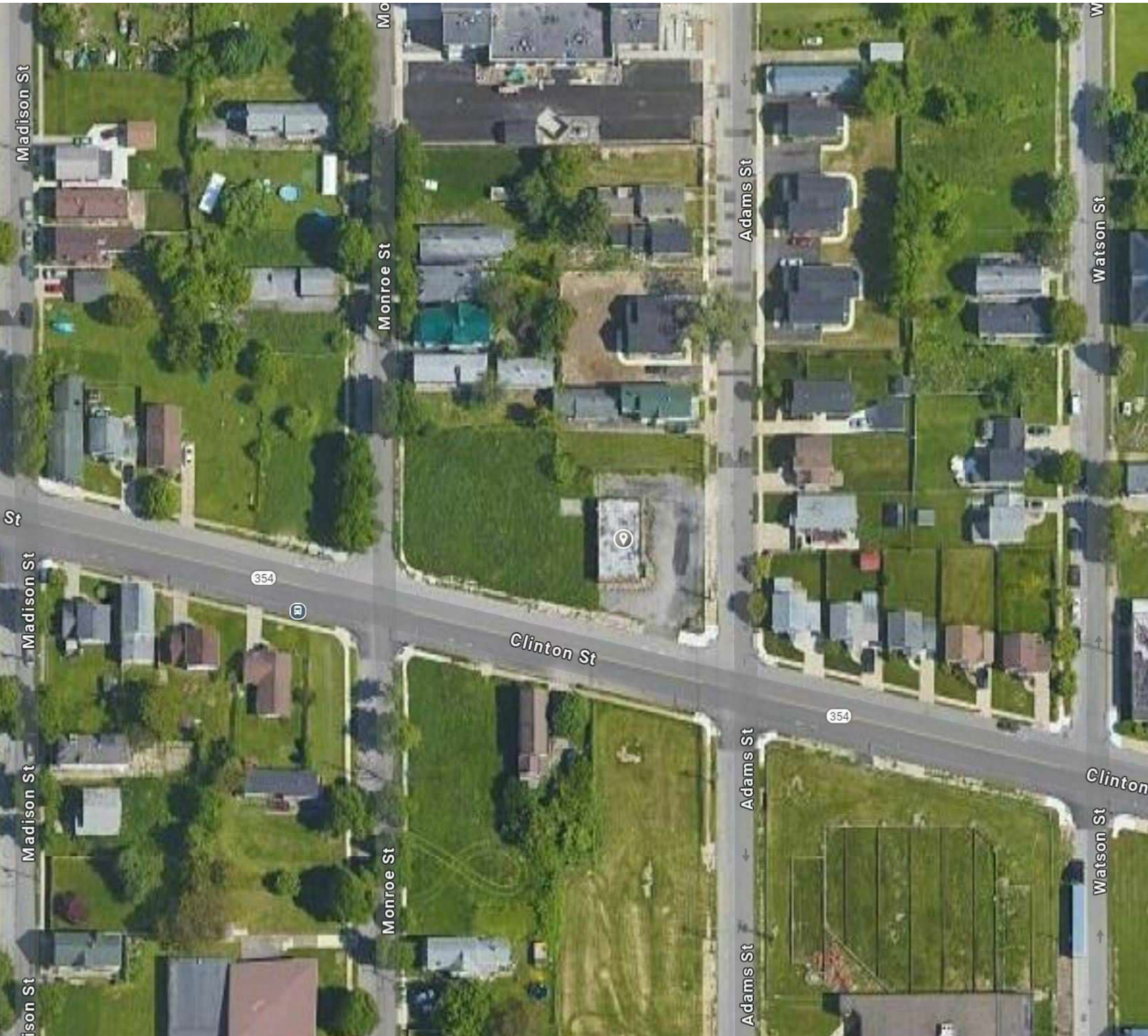
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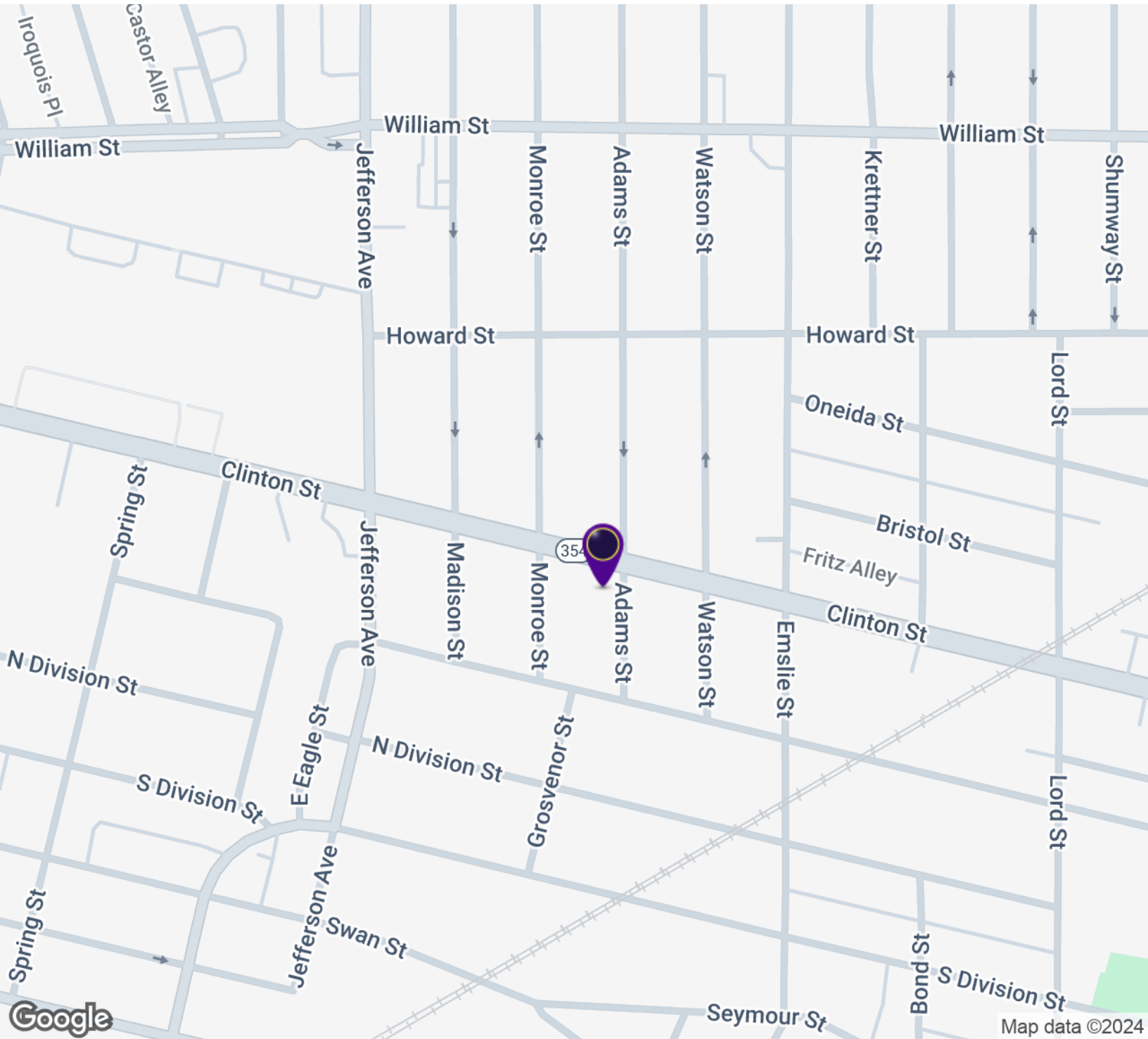


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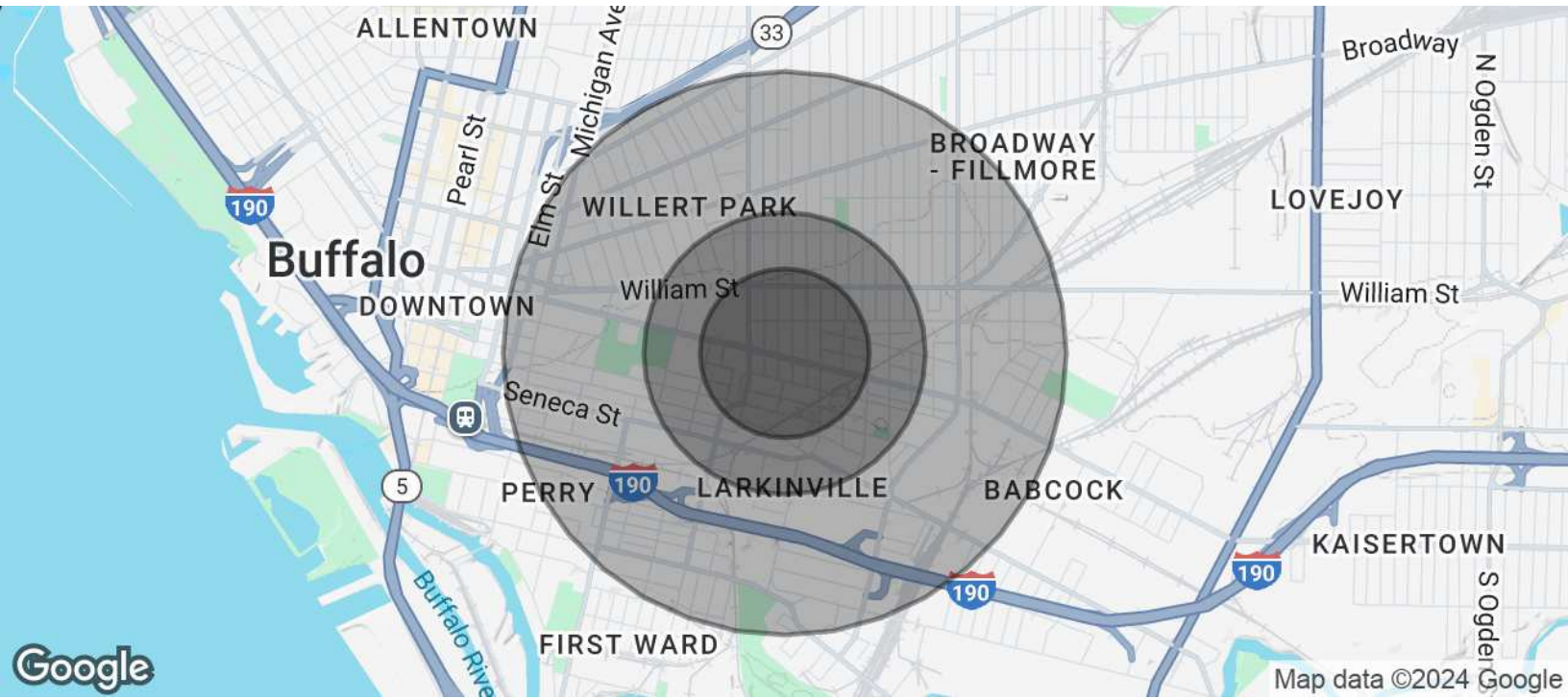


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	956	4,435	14,698
Average Age	42	40	39
Average Age (Male)	39	37	38
Average Age (Female)	44	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	485	2,132	6,740
# of Persons per HH	2	2.1	2.2
Average HH Income	\$45,670	\$49,479	\$50,029
Average House Value	\$148,772	\$177,715	\$172,600

Demographics data derived from AlphaMap



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