

**Industrial** | Available

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK

# 467 Connecticut Street

Buffalo, New York 14213

Purchase: \$549,000 | Lease: \$3.99/SF NNN





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Available

12,528 SF single story industrial property in Buffalo's West Side being offered for sale or lease "as is," presenting the opportunity for continued use as a warehouse offering proximity to highways and the border crossing to Canada. As a redevelopment play, the site offers a location in a dense residential neighborhood within walking distance of D'Youville University, the Elmwood Village, and Allentown.

Area Demographics	0.25 mi	0.5 mi.	1 mi.
Total Population	3,541	12,197	41,005
Avg. Household Income	\$102,086	\$86,956	\$83,033

### Property Highlights

- + 12,528 SF industrial building on 0.24 AC built in 1912
- + Building consists primarily of warehouse space with a small office
- + Freight elevator and stairway access to mezzanine
- + Grade Door: One (1)
- + Power: 120/208V; dedicated 220V for unit heaters; dedicated 220V for charging a stand-up forklift
- + Rubber membrane roof
- + Situated in a dense residential neighborhood four blocks from D'Youville University
- + Nearby highway access - approximately 1 mi. to I-190
- + 1.4 mi. to Peace Bridge to Canada
- + Taxes: \$0.16/SF





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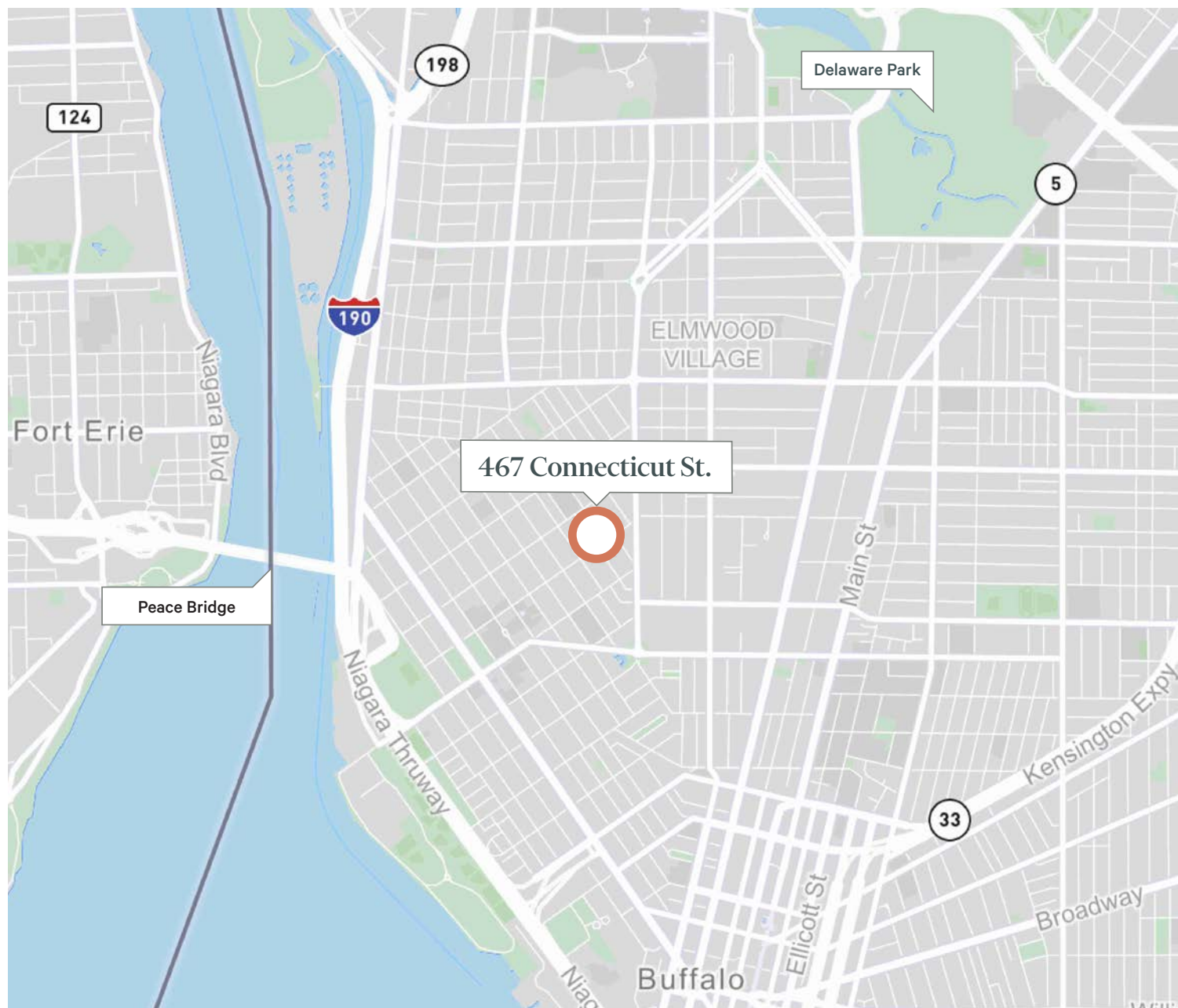
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## Contact Us

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