

FOR SALE

UNIQUE ALLENTOWN MIXED USE BUILDING

Property Highlights

- Three-story mixed-use building
- 1 Bed/1 Bath Apartment (includes conference room)
- Brand new interior build out
- Includes parking at 112 Elmwood Avenue
- Located just off the corner of Elmwood Avenue and Allen Street
- Close proximity to the Buffalo Niagara Medical Campus, local area bars & retail shops
- Ideal for small office use, mixed-use, or retail owner-use



Building Features

Building Size	3,878± Sq. Ft.
Lot Size	.03± Acres

Demographic

	1 Mile	3 Miles	5 Miles
Population	33,515	132,846	312,287
Average H.H. Income	\$52,943	\$51,719	\$55,927

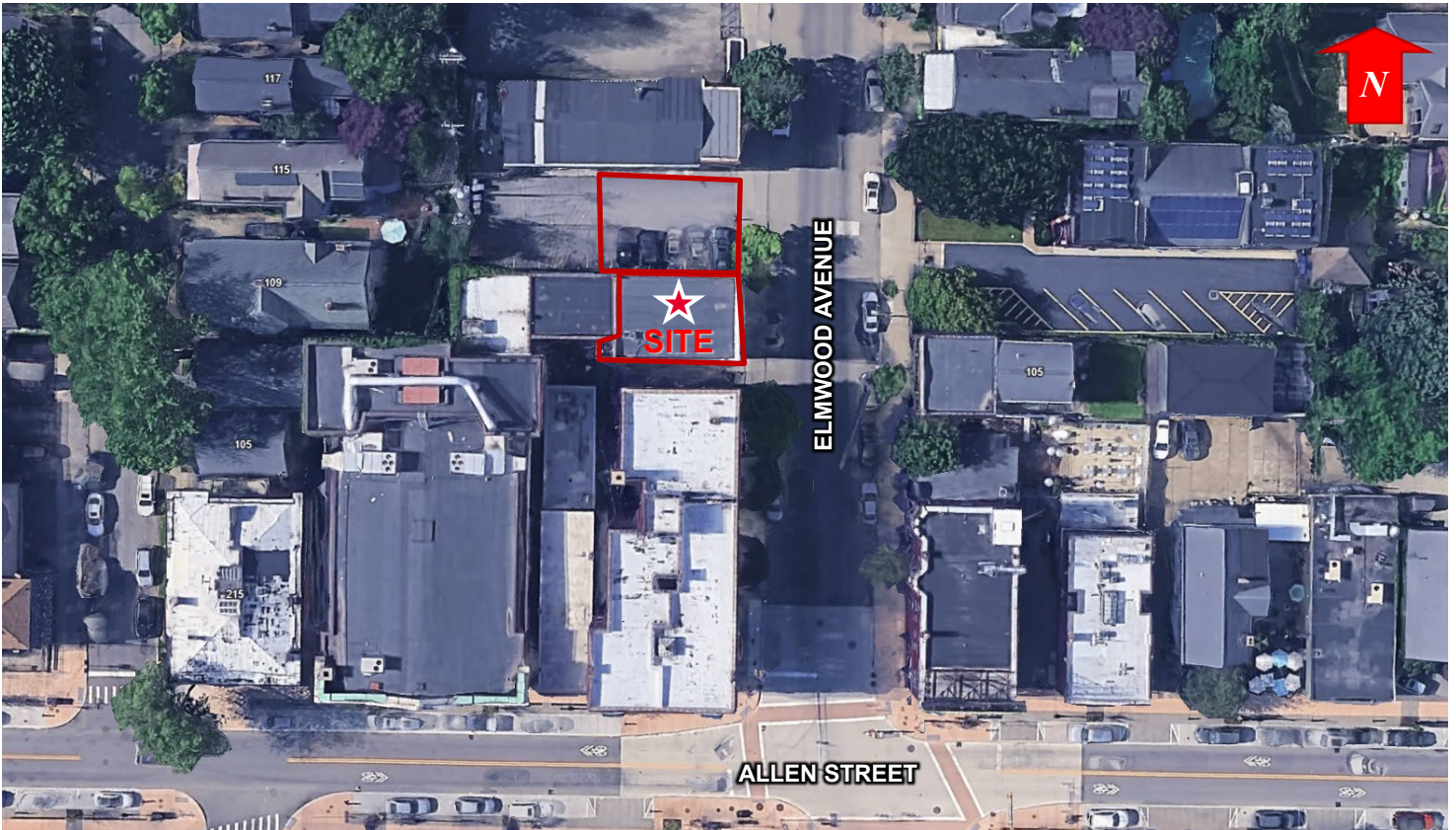
Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

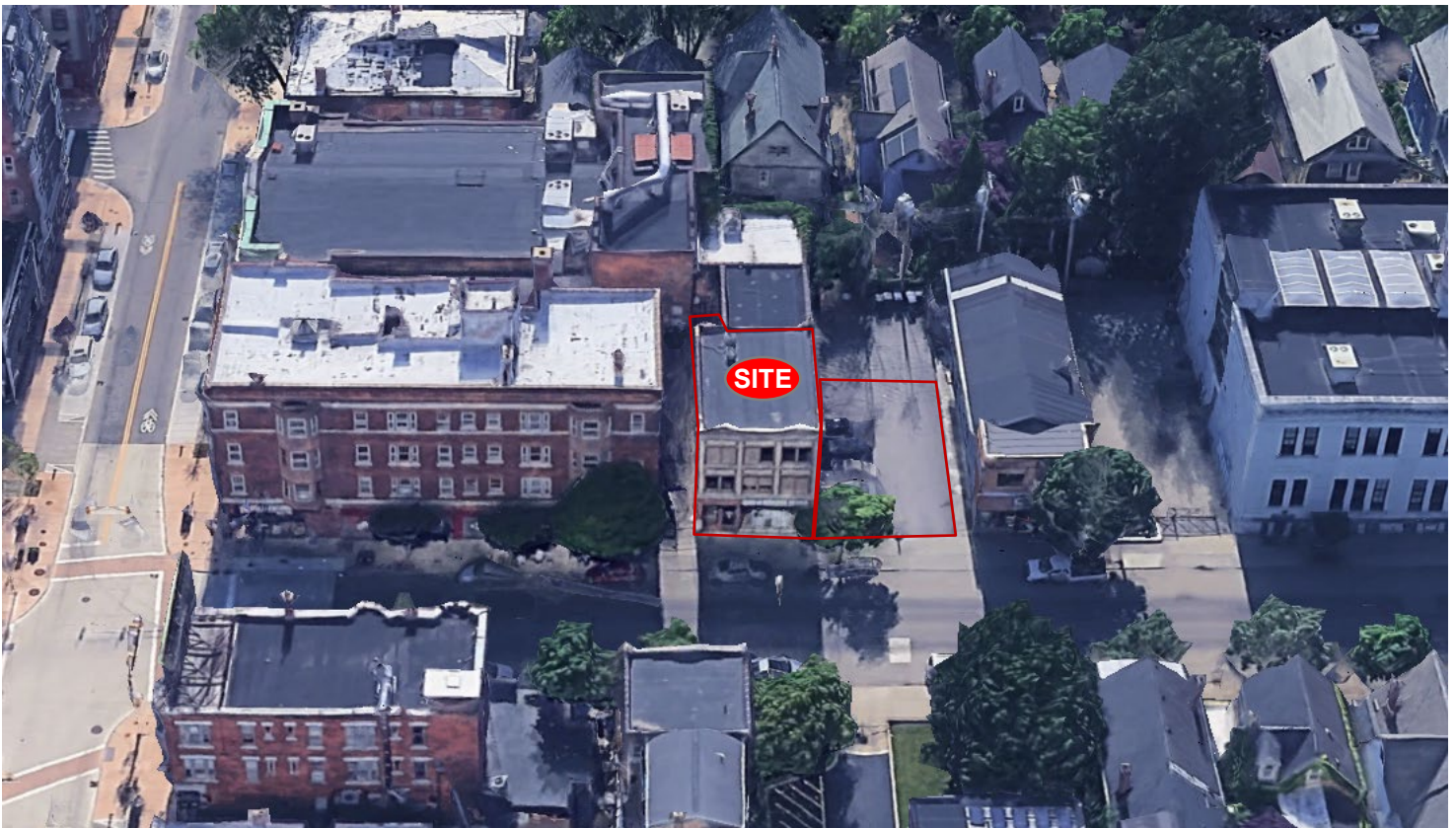
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Tax Map



Aerial



Apartment Conference Room

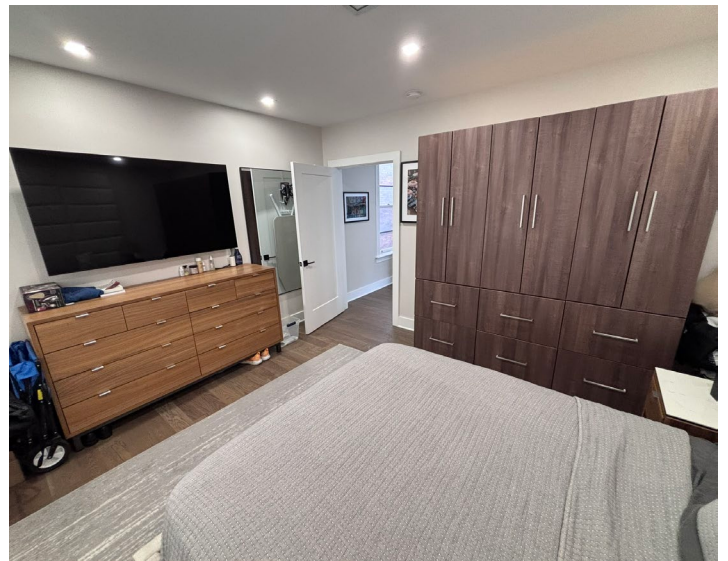


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