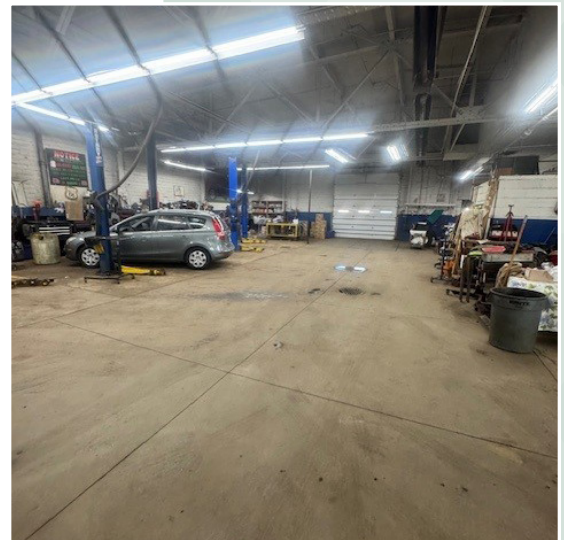
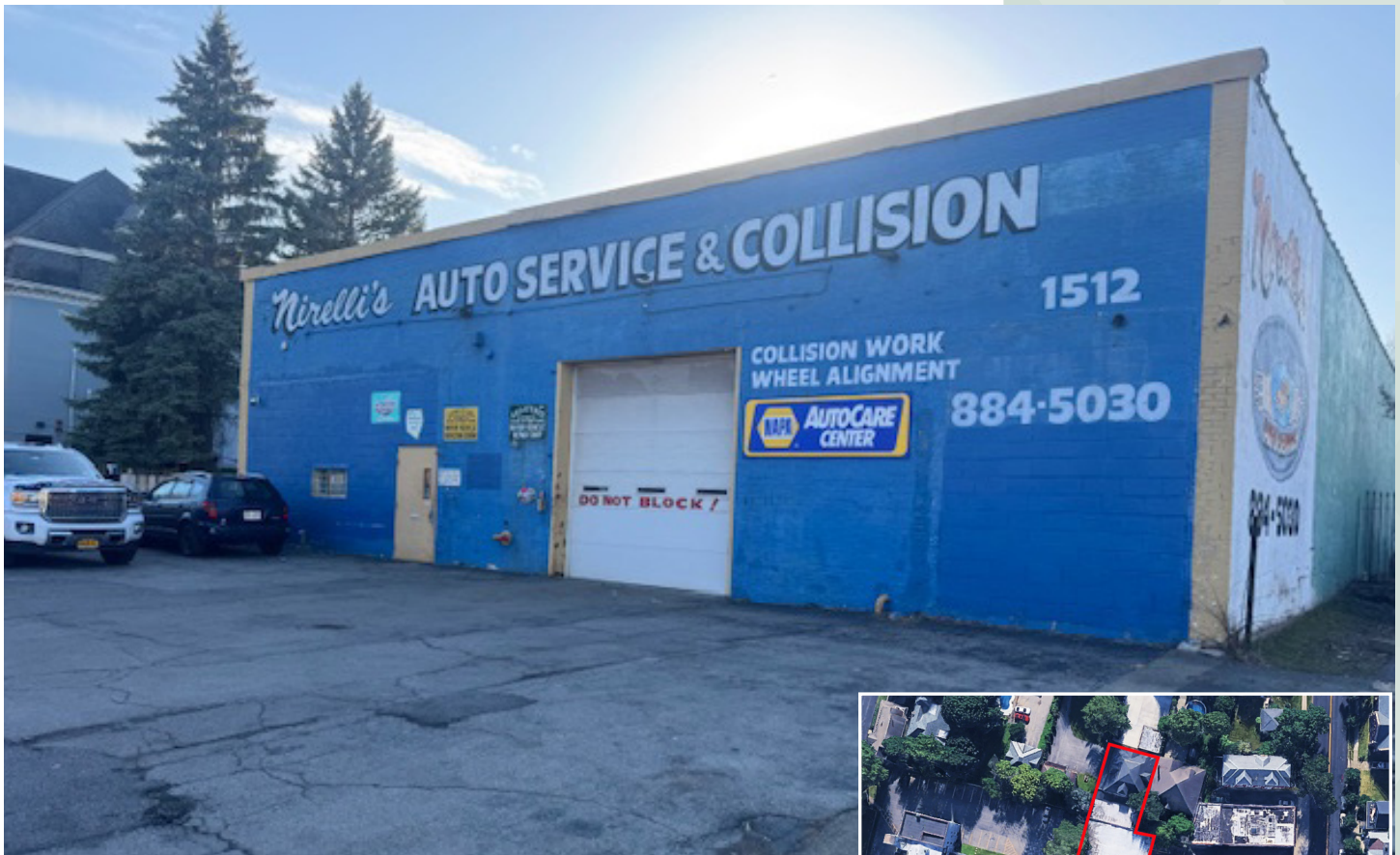


FOR SALE

Auto Shop and Warehouse

1512 Main Street, Buffalo, NY 14209



PROPERTY HIGHLIGHTS:

- 20,000 SF +/- Auto Shop and Storage Building with Carriage House
- Business and/or Equipment may be available
- Almost half an acre
- Traffic Count of almost 13,000 autos/day
- Numerous bus and metro rail stops nearby
- Continue as auto shop or other auto use
- Potential redevelopment site
- Surrounded by recent redevelopment projects
- Zoned N-2C Urban Center/Mix Use Center
- Asking price \$999,999

DEMOGRAPHICS:

	<u>2- Mile</u>	<u>5-Miles</u>
Population:	93,410	327,661
Households:	42,393	141,920
Average HH Income:	\$67,112	\$66,636

HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202

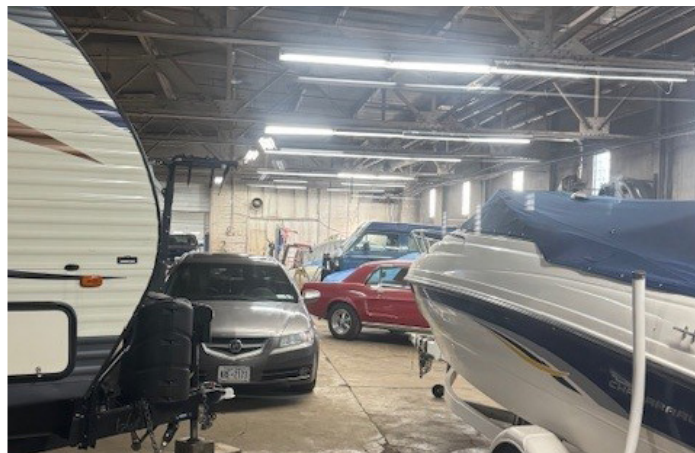
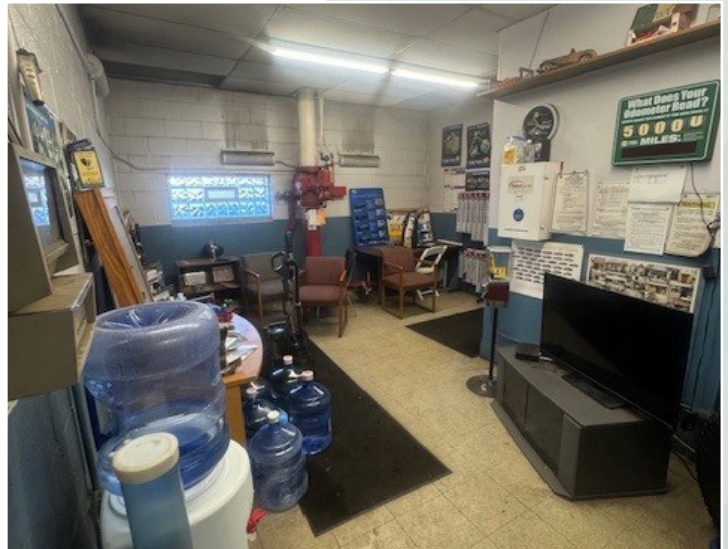
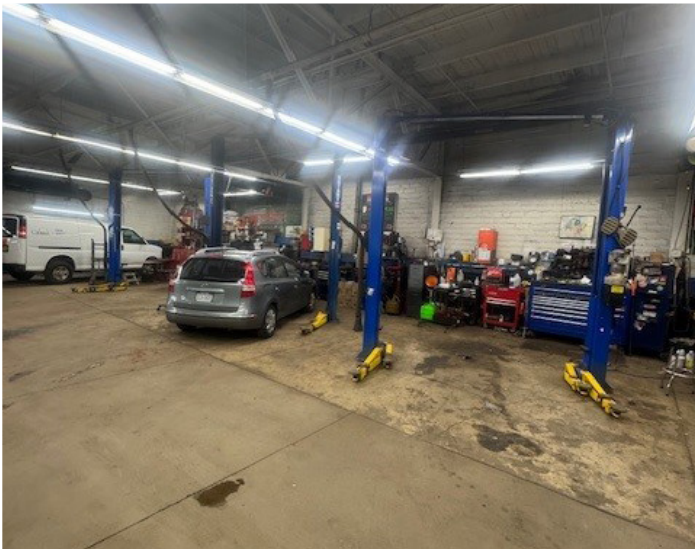
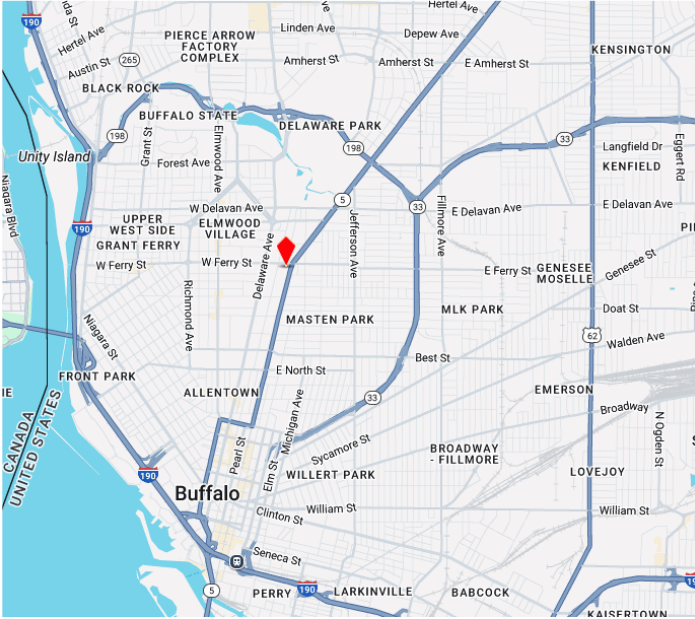


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David Doerr
Associate Real Estate Broker
D: 716.426.0616
DavidDoerr@HannaCRE.com

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